

INDUSTRIAL UNIT



**Unit 7 Lakeside Business Park, Walkmill Lane,  
Cannock, Staffs, WS11 0XE**

- Refurbished Unit
- Approximately 3,610 sq ft (335.3 sq m)
- Prime Industrial/Trade/Logistics Location 1.3 miles from M6 Toll
- 3 Miles from Junction 11 of the M6 Motorway
- EPC Rating: B-50



Printcode: 20260513

# Unit 7 Lakeside Business Park Walkmill Lane, Cannock

## LOCATION

Lakeside Business Park is a business park totalling 59,138 sq ft with a mix of retail, trade counter, leisure & office occupiers. It is located on Walkmill Lane, off Watling Street, 2 miles south of Cannock town centre and approximately 1.5 miles from junction 11 of the M6 motorway and with nearby access to junction T7 of the M6 Toll.

## DESCRIPTION

The unit will be fully refurbished to the following specification:

- 5.6m clear internal height
- 3 phase electricity supply
- Electric roller shutter door access
- Partially glazed frontage

## ACCOMMODATION

All measurements are approximate:

**Unit 7: 3,610 sq ft (335.3 sq m).**

There are dedicated car parking spaces to the front of the unit.

## RENT

£9.75 psf per annum plus VAT.

## VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

## LEASE

A term to be agreed between the parties.

## TERMS

Full repairing and insuring basis.

## BUILDINGS INSURANCE

The Landlord insures the premises and recharges back on a periodic basis.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. For the current year, this is £4,055.90 plus VAT.

### **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated , no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



## PROPERTY REFERENCE

CABP/2485/a0526/AWH

## LOCAL AUTHORITY

Cannock Chase District Council - Tel: 01543 462621.

## RATEABLE VALUE

£33,000.00 - VOA.

## RATES PAYABLE

£14,256.00 - 2026/2027.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-50.

## LEGAL COSTS

Each party to bear their own legal costs.

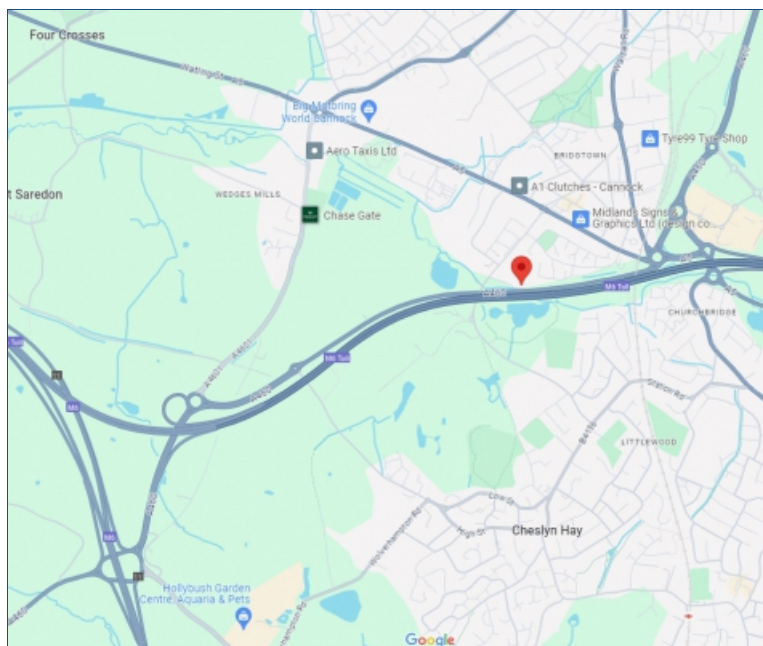
## AVAILABILITY

Immediate.

## VIEWING

Strictly by prior appointment With the Agent's Cannock office: Andrew Hartley - 01543 506640

Or via our joint agent, Bulleys:  
Lewis Giles - 01902 713333



**Tel: 01543 506640**

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