

Available for immediate occupation



TO LET

Production/Warehouse 21,196 sq.ft (1,969 sq.m)

Unit 2 Zone 4 Burntwood Business Park, Burntwood, Staffordshire. **WS7 3GQ**

- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 & M54

LCP

01384 400123
www.lcpproperties.co.uk

DESCRIPTION

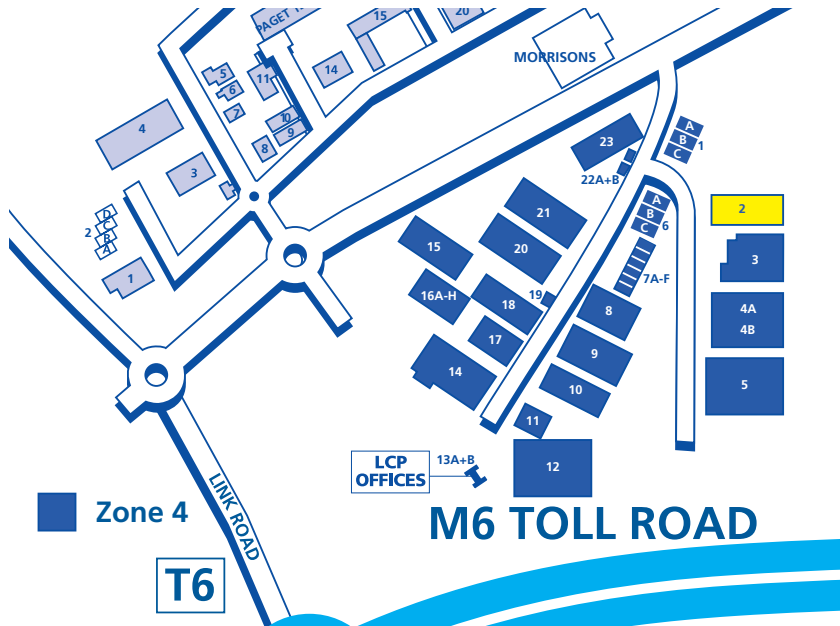
- Approximately 5.3m (17'3") to eaves
- Metal profiled plastisol coated roof and cladding with insulation
- Gas space heating
- Low bay lighting
- Electric roller shutter approximately 4.5m (14'9) wide by 5.00m (16'5) high

Ground floor offices:

- Carpet
- Electric convector heating
- CAT II lighting
- Toilet facilities

AREAS (Approx. Gross Internal)

TOTAL	21,196 sq.ft	(1,969 sq.m)
Includes Offices/Ancillary Facilities	1,601 sq.ft	(149 sq.m)



LOCATION - WS7 3GQ

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54. Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.



RENT

£116,430 per annum (£5.50 sq.ft).

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The building has an existing B2 (General Industrial) but we believe the local authority would grant a change of use to either B1 (Light Industrial) or B8 (Warehousing) if required. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

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