



Unit C at CT Paper Sales, Hawkins Drive, Cannock, Staffs, WS11 0XT

- Unit Approximately 5,389 sq ft (500.5 sq m)
- Includes Ground & First Floor Offices
- Two Roller Shutter Doors
- Located 1 mile from M6 J11 and M6 Toll / A5
- Available Immediately
- EPC Rating: D-76



Printcode: 2025313

Unit C at CT Paper Sales Hawkins Drive, Cannock

LOCATION

The property is situated 2 miles (3.2 km) south west of Cannock town centre on Hawkins Drive, and 1 mile (1.6 km) east of Junction 11 of the M6 motorway. Hawkins Drive is accessed off the M6 Toll at its junction with the A5, which lies only 1 mile (1.6 km) to the east.

DESCRIPTION

The unit comprises of two storey brick built offices within the unit with a steel portal workshop/warehouse. It is of brick and blockwork construction with profile steel cladding elevations and roof. Outside there is car parking to the front of the unit and 2 roller shutter doors with access to the shared yard.

ACCOMMODATION

All measurements are approximate:

Ground Floor Office Block	587 sq ft	(54.5 sq m)
First Floor Offices	250 sq ft	(23.2 sq m)
Workshop	4,552 sq ft	(422.8 sq m)
Overall	5,389 sq ft	(500.5 sq m)

Outside there is car parking to the front of the unit and a shared yard.

RENT

£37,750 per annum plus VAT.

VAT

VAT will be charged on the rent and other outgoings.

LEASE

A term to be agreed between the parties.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

The Landlord levies a service charge to the estate. This is currently £0.15 psf per annum. Unit C: £808.30 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

CA/BP/2412/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-76.

LEGAL COSTS

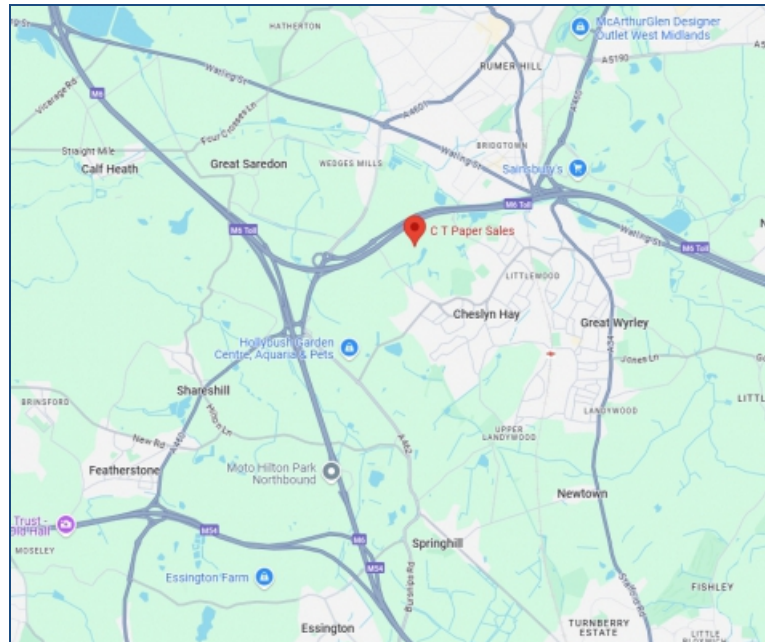
Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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