

INDUSTRIAL UNIT & YARD



**Unit 5 Zone 3 Burntwood Business Park, Cannel Road,  
Burntwood, Staffs, WS7 3JQ**

- Unit Approximately 4,097 sq ft (381 sq m)
- Includes Offices & Ancillary of approx 1,098 sq ft (102 sq m)
- Secure Fenced & Gated Yard 0.4 Acre
- Roller Shutter Doors on Two Elevations
- Unit to be Refurbished
- EPC Rating: D-91



Printcode: 2026226

# Unit 5 Zone 3 Burntwood Business Park Cannel Road, Burntwood

## LOCATION

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.

## DESCRIPTION

The unit is of steel portal frame design and benefits from full height roller shutter door access on two elevations, low bay lighting, carpeted offices and very low site density. The minimum eaves height is approx 5m (16ft 10").

The property benefits from a secure 0.4 acre yard.

## ACCOMMODATION

All measurements are approximate:

Unit approximately **4,097 sq ft (381 sq m)**

Includes office and ancillary area of approximately 1,098 sq ft (102 sq m).

## Outside

There is a secure fenced and gated 0.4 acre yard.

## RENT

Upon Application

## VAT

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

## LEASE

A new FRI lease for a minimum of 3 years, subject to a three yearly rent review pattern.

## TERMS

Full repairing and insuring basis.

## BUILDING INSURANCE

The landlord insures the premises and recharges back to the tenant.

### 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/1979/5Z2/ELH

## LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

## RATEABLE VALUE

£36,750 - VOA.

## RATES PAYABLE

£17,640.00 - 2026/2027.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-91.

## SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas. For the current year, this is charged at £0.80 plus VAT per square foot.

## LEGAL COSTS

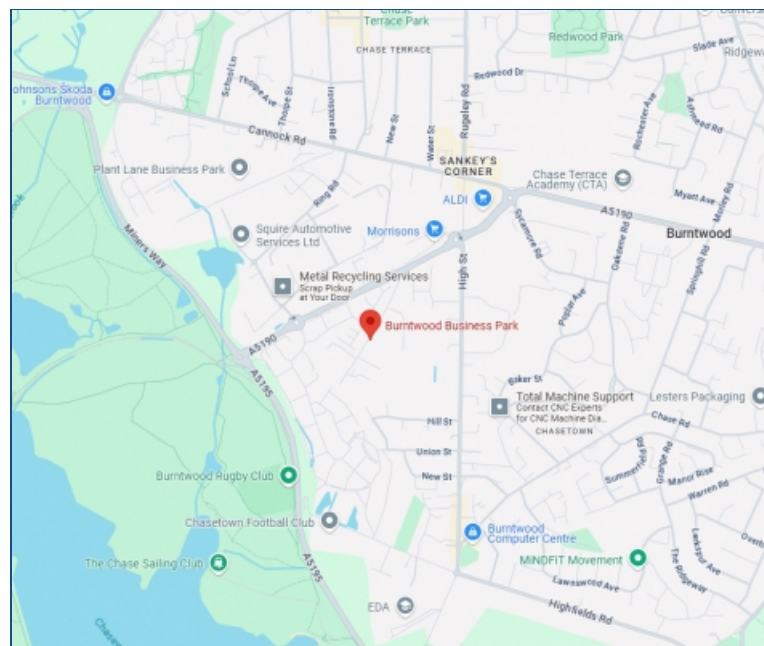
Each party to bear their own legal and professional costs in this matter.

## AVAILABILITY

Immediate.

## VIEWING

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



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