



## Park Plaza

Chase House  
Heath Hayes,  
Cannock  
Staffordshire  
WS12 2DB

### OFFICE TO LET

**2,790 sq.ft.**

**Allocated parking**

**Available September 2026**

- **Light and airy modern office suite**
- **Fantastic location** - next to shops, cafes and restaurants
- **Excellent Road Links:**
  - 10 minutes from Walsall
  - 15 Minutes to Wolverhampton
  - 25 minutes to Birmingham
  - 1.2 miles to T7 M6 Toll
  - 4 miles to J11 & J12 M6
- **Close to buses and train stations**



*Family Run - Customer Focused*

Interested? Please call or email:

**Chris Salmon**

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**[enquiries@parkplazaofficespace.co.uk](mailto:enquiries@parkplazaofficespace.co.uk)**



Situated within Chase House, an attractive two-storey curved office building on the popular Park Plaza business estate, this first-floor office suite offers bright, versatile accommodation in a professional setting.

Accessed from a shared entrance lobby with only one neighbouring occupier, the suite is served by both lift and stair access to a private landing area.

The accommodation includes five cellular offices, two cloakrooms, a fitted kitchen and additional storage, making it ideal for businesses seeking a well-balanced mix of private workspace and staff facilities.

The office benefits from 10 allocated parking spaces



Train Station—10 minute walk

Mill Green Nature reserve

McArthur Glen Shopping Outlet  
EV Charge Points

Several Bus Stops

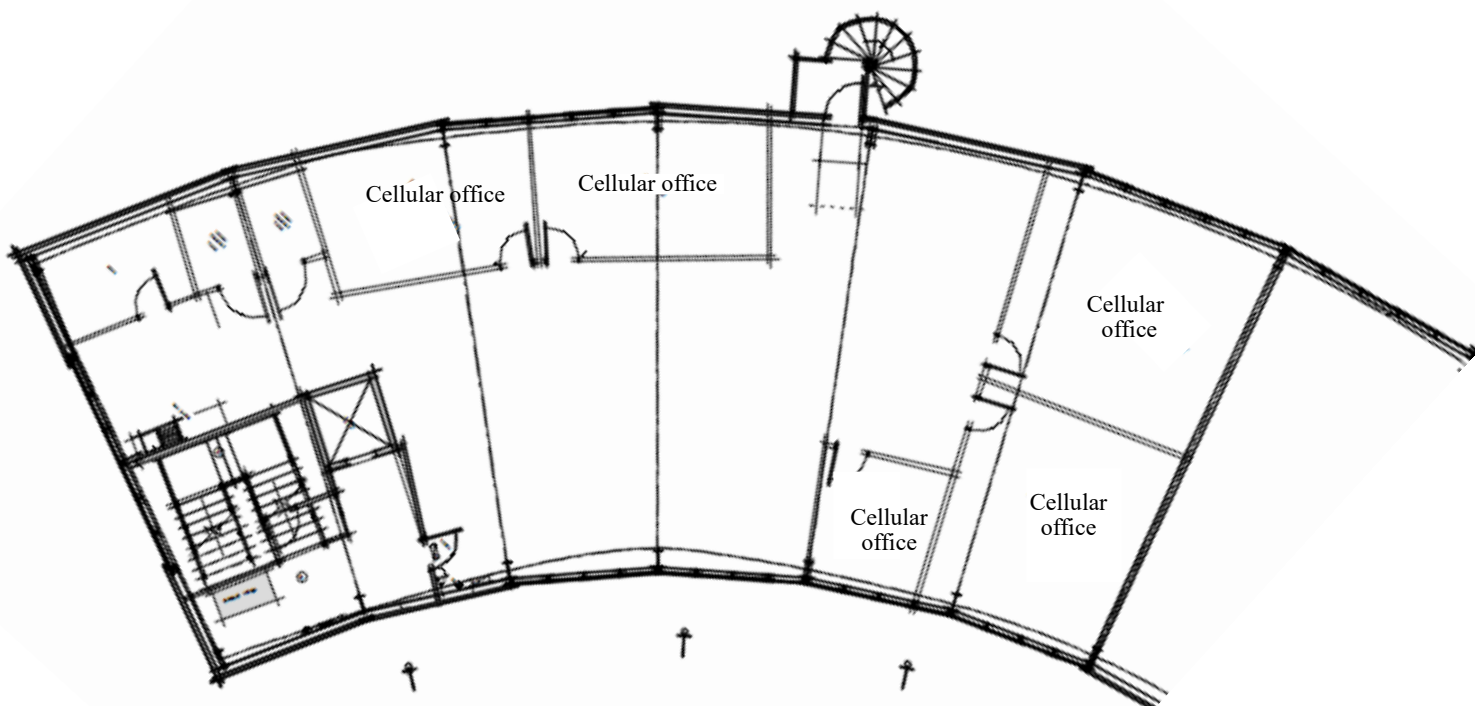
Park Plaza



**To Let:** 2,790 sq ft office suite with  
parking for 10 cars

The office is currently configured to include a large, flexible open-plan office with 5 glass cellular private offices, separate kitchen and cloakroom facilities

- Energy Efficiency rating category B
- Allocated parking for 10 cars
- Suspended ceilings
- Recently installed Air Conditioning
- Lighting with PIR sensors
- CAT 5 cabling
- Dedicated video access control system
- Shared bike store and external shower room.
- Rest rooms and kitchen
- Lift from ground floor
- Plenty of EV charging points are just a two minute walk away at McArthurGlen Outlet









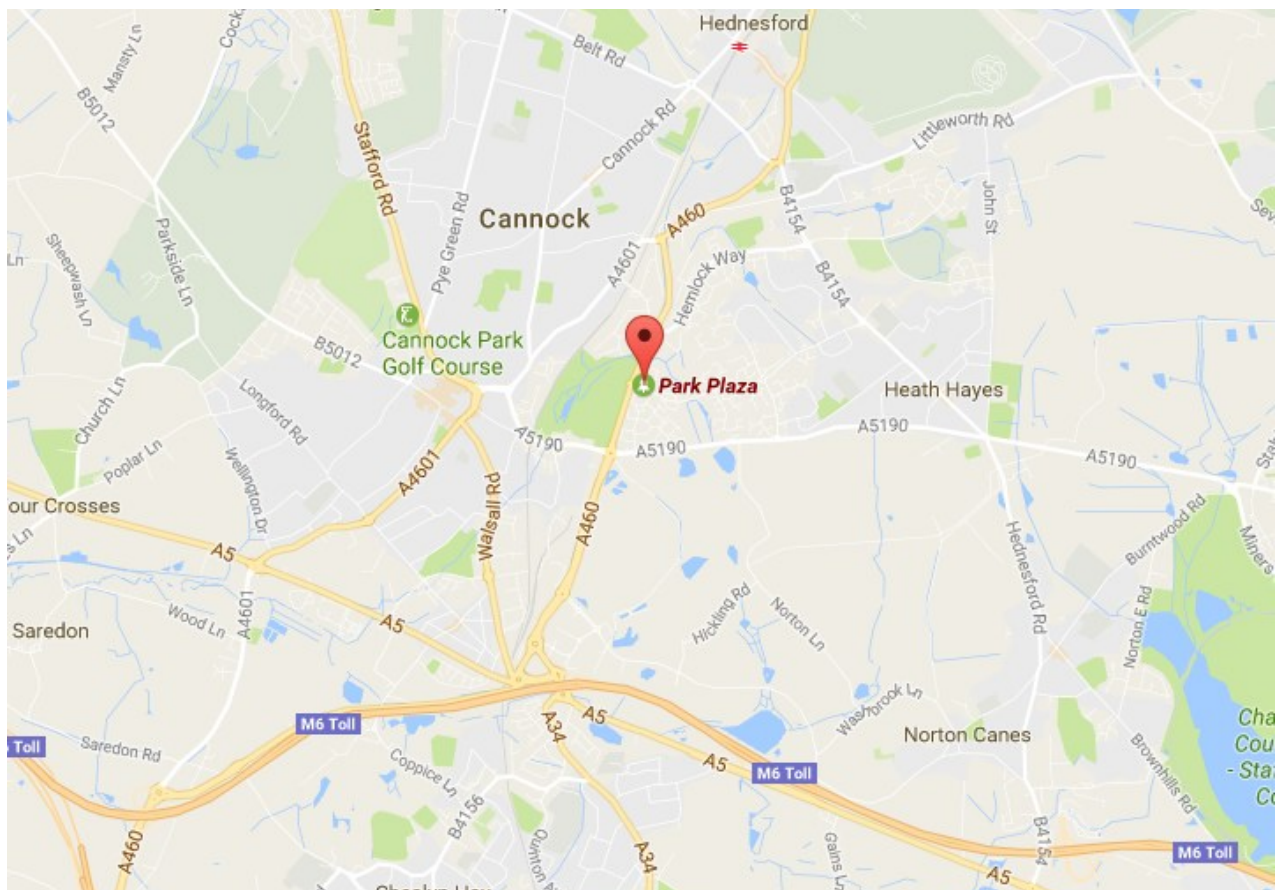


## By Car

- 1.2 miles to T7 M6 Toll
- 4 miles to J11 & J12 M6
- Easy access to A5, M42, M1, A1, A38, and A50
- 15 minute drive to Wolverhampton
- 10 minute drive to Walsall
- 25 minute drive to Birmingham
- 20 minute drive to Stafford Train Station—direct links to London Euston

## On Foot

- 2 minute walk to several bus stops
- 10 minute walk to local train station with direct link to Birmingham New Street



**The Lease** The property is available on a new Full Repairing and Insuring Lease for a 3 year term to be agreed (can be flexible to alternative term)

**The Rent per annum** POA

**Service Charge** A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts. £4,116 p.a.

**Buildings Insurance** £456 p.a.

**Rateable Value** £30,500

**Costs** Each party to bare their own legal costs incurred in this transaction

**VAT** All prices quoted are exclusive of VAT



*Viewing by appointment*

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