

FOR SALE TO LET

Newly refurbished
detached office
building

Unit 4 Newlands Court
Attwood Road
Burntwood **WS7 3GF**

www.gladman.co.uk/newlands



Burntwood Business Park

Unit 4 Newlands Court - 3,220 sq ft to 10,070 sq ft



DESCRIPTION

AERIAL

SPECIFICATION

FLOOR PLANS

PRIME LOCATION

GALLERY

KEY CONTACTS

DESCRIPTION

A 10,070 sq ft office building located close to junctions 11 and 12 of the M6 motorway

4 Newlands Court is a newly refurbished detached office building providing a number of options for occupiers to locate to high quality offices with floors available from 3,220 sq ft to a self contained building of 10,070 sq ft.

The Newlands Court development provides not only quality office accommodation, but a quality environment with attractive landscaped surrounds.





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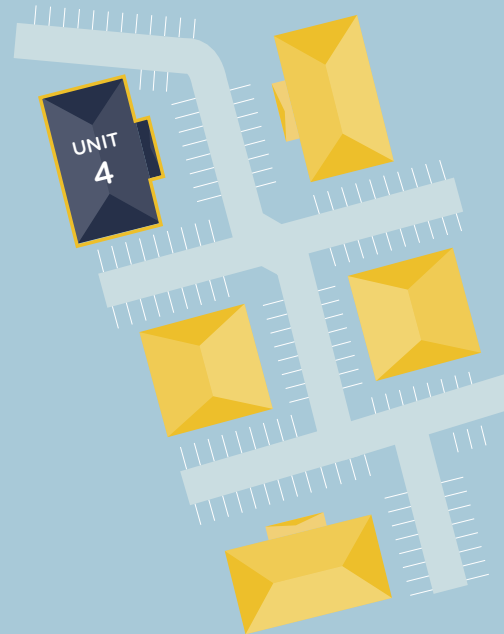
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Unit 4 Newlands Court has been newly refurbished to include:

- Suspended ceilings with LED light fittings
- Raised access floors
- 8 person passenger lift
- Air conditioning
- Fully carpeted throughout
- Double glazing
- 32 car parking spaces
- EPC C(67)

FLOOR PLANS



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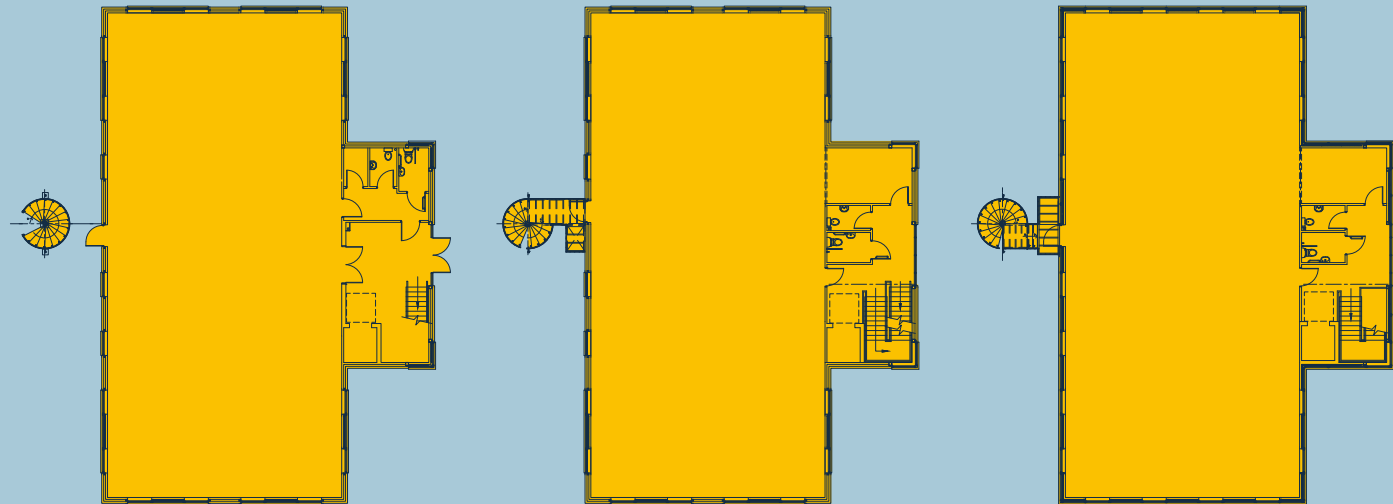
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GROUND FLOOR
3,220 SQ FT

FIRST FLOOR
3,360 SQ FT

SECOND FLOOR
3,365 SQ FT

* reception area - 125 sq ft

PRIME LOCATION



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Burntwood Business Park is situated on the newly constructed link road on the corner of Attwood Road and Miners Way (A5190 Burntwood Bypass). The Park is well positioned between Cannock, 4 miles distance and Lichfield, 5 miles distance.

Junctions 11 and 12 of the M6 Motorway are 6 miles equidistant with junction 1 of the M54 8 miles to the west. Junction T6 of the M6 Toll is less than 1 mile distance via the Miners Way extension.

The park therefore has excellent access to Birmingham, the Black Country and conurbations of North Staffordshire and East Midlands.



GALLERY

To see a virtual tour of the property [click here.](#) 



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LEASE TERMS

The property is available either to let on a floor by floor basis or in its entirety. Alternatively the building is available to purchase.

SERVICE CHARGE

An estate charge will be payable by the tenant. A building service charge will also be payable if let on a floor by floor basis.

LEGAL COSTS

Each party will be responsible for the payment of their own legal cost incurred in any transaction.

VAT

Any figures quoted are exclusive of VAT.

FUTHER INFORMATION AND VIEWING

Strictly by appointment only with Gladman Developments or their joint agents.



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