



Unit 7 Ranton Park, Martindale, Cannock, WS11 7XL

- Mid Terraced Industrial Unit
- Approx 2,000 sq ft (185.8 sq m)
- Office, Kitchen & WC Facilities
- 3 Designated Car Parking Spaces
- EPC Rating D-94



Printcode: 20251028

Unit 7 Ranton Park Martindale, Cannock

PROPERTY REFERENCE

CA/BP/2470/a1025/AWH

LOCATION

Ranton Park is situated within the Hawks Green area, approximately 2 miles north of Cannock town centre and is accessed via Martindale, which in turn links to Hawks Green Lane. Junction T7 of the M6 Toll Road and Watling Street (A5) are approximately 2 miles south.

DESCRIPTION

The unit, which forms part of an existing terrace, is of steel portal framed construction with brick and block work to a height of approximately 8ft and profile metal cladding above. Internally the accommodation provides clear open plan space together with a self-contained office and 2 separate WCs. There is a kitchen facility located within the warehouse.

ACCOMMODATION

All measurements are approximate:

Unit 7 - **2,000 sq ft (185.8 sq m)** to include office, wc and kitchen area.

Outside

There are 3 designated car parking spaces immediately to the front of the premises.

RENT

£14,000 pax plus VAT, payable quarterly in advance by bankers standing order.

VAT

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

LEASE

A new 6 year lease, subject to a rent review at the expiration of the third year of the term, to be drawn outside the security provision of The Landlord and Tenant Act 1954 Part II.

TERMS

Full repairing and insuring basis.

RENT BOND

A rent bond equivalent to one quarters rent will be held by the Landlord for the duration of the Lease.

RESTRICTED HOURS

Monday to Friday 7am to 7pm. Saturday 8am to 12pm. No Sunday.

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.

LOCAL AUTHORITY

Cannock Chase Council: 01543 462621.

RATEABLE VALUE

£11,500 - VOA.

RATES PAYABLE

£5,738.50 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-94.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

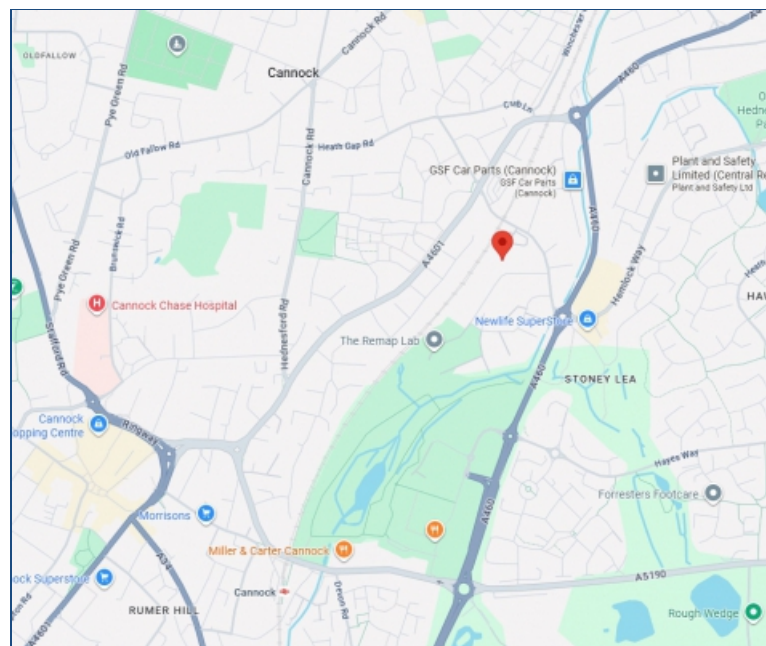
Each party to bear their own legal costs in this matter.

AVAILABILITY

January 2026.

VIEWING

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



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