



**AVAILABLE NOW**

**TO LET**

Industrial/Warehouse Unit

**3,201** sq.ft (297.3 sq.m)

- Ideal Starter Unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 & M54

**Unit 7A Zone 2 Burntwood Business Park, Burntwood, Staffordshire. WS7 3XD**

**LCP.**  
part of M'Core

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





Unit 7A Zone 2 Burntwood Business Park, Burntwood, Staffordshire. WS7 3XD



**TO BE REDECORATED**





# Unit 7A Zone 2 Burntwood Business Park, Burntwood, Staffordshire. WS7 3XD

## Areas (Approx. Gross Internal)

Warehouse/Factory (inc offices)	3,201 sq.ft (297.3 sq.m)
<b>TOTAL</b>	<b>3,201 sq.ft (297.3 sq.m)</b>

## Description:

End terrace of steel portal frame construction, approximately 4.5m (14.8ft) to eaves with profile sheet clad roof. There is one manually operated roller shutter door approximately 2.9m (9ft 10") wide by 4.0m (12ft 11") high to the warehouse area with low bay lights and oil fired space heater. Electric storage convector heaters and fluorescent lighting in the carpeted internal office with toilet facilities provided.

## Rent

£24,000 per annum.

## Business Rates

Rateable Value £23,250. The Tenant will be responsible for the payment of business rates. Interested parties are advised to confirm by contacting the Local Authority directly.

## Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Further information available upon request.

## Planning

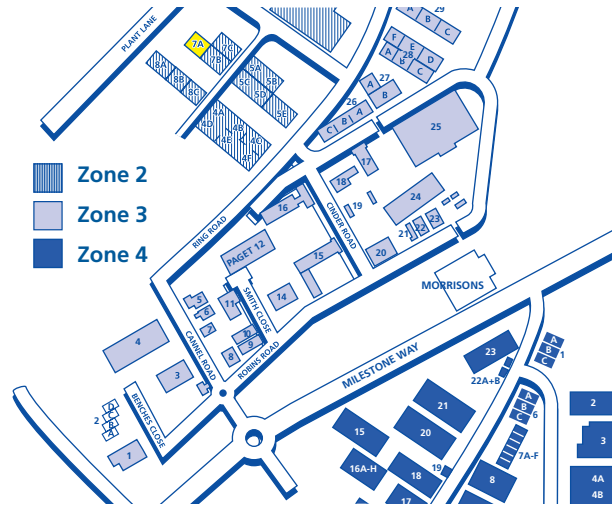
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Location - WS7 3XD

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from Jct 11 of the M6 and eight miles from Jct 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.



## Viewing

Strictly via prior appointment with the appointed agent.

**ANDREW DIXON  
& COMPANY**

**01543 506640**

[www.adixon.co.uk](http://www.adixon.co.uk)

**Ed Home** 07976 302003  
ed@adixon.co.uk

Owned and Managed by

**LCP.**

part of MCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)



**Nick Bryson** 07553 680122  
NBryson@lcpproperties.co.uk

**Paula James** 07798 683995  
PJJames@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).