

TO BE REFURBISHED

AVAILABLE DECEMBER 2020



TO LET

Warehouse/Industrial Unit

3,781 sq.ft (351 sq.m)

Unit 8, Zone 3 Burntwood Business Park, Burntwood, Staffordshire, **WS7 3FT**

- Potential redevelopment opportunity
- Easy access to M6 & M54
- Close to Jct T6 of M6 toll road
- Roadside location with great visibility

LCP

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DESCRIPTION

- Front of site, roadside location with great visibility
- Approximately 15ft (4.6m) to eaves
- Access is via three roller shutter doors:
 - Doors 1 & 2 13ft x 12ft (4.0m x 3.7m)
 - Door 3 12ft x 12ft (3.7m x 3.7m)
- Low bay lighting
- Floor mounted oil fired blower heater

Internal Offices

- Carpeted
- Fluorescent lighting
- Electric convector heating

External

- Fenced yard/service yard area

AREAS (Approx. Gross Internal)

TOTAL	3,781 sq.ft	(351 sq.m)
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RENT & RATES

Rent: Price upon application
Rateable value: £20,500.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.



Visibility from Milestone Way

PLANNING

The property is a potential redevelopment opportunity (subject to planning) and is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

ENERGY PERFORMANCE

Further information available upon request.

LOCATION - WS7 3FT

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 approximately 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:

Unit 8, Zone 3 Burntwood Business Park, Burntwood, Staffordshire, **WS7 3FT**

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