

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



# **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)

# **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.



### **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.

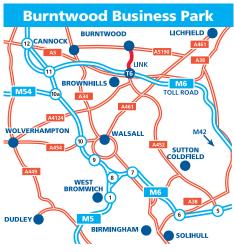
#### **ENERGY PERFORMANCE**

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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