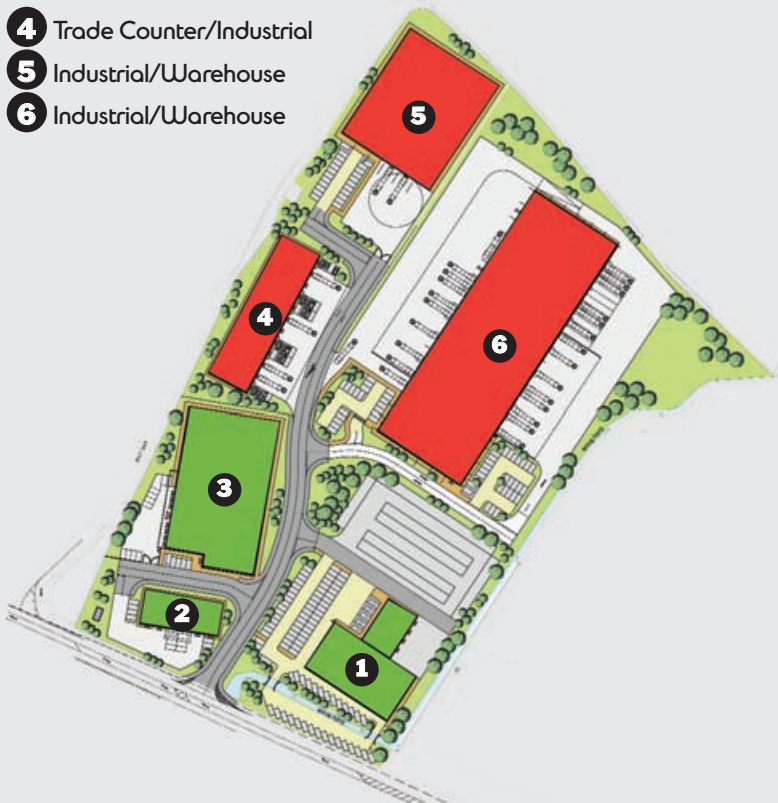




- 4 Trade Counter/Industrial
- 5 Industrial/Warehouse
- 6 Industrial/Warehouse



To Let

Unit 4
12,900 sq ft (1,198.45 sq m)

Unit 5
30,000 - 70,000 sq ft
(2,787.07 - 6,503.21 sq m)

Unit 6
68,620 sq ft (6,374.95 sq m)

- ▶ High specification units
- ▶ Prominent location
- ▶ Superior yard and parking facilities
- ▶ Freehold options considered

Location

The property is located off the A5 approximately 3/4 mile south of Cannock. The site is approximately 20 miles north of Birmingham and London is approximately 130 miles to the south east.

Access to the motorway network is via the M6 Toll (T 7 and T8) and the M6 (J 11 and 11a) which are all within 3 miles of the site.

Description

A brand new development of office/industrial/warehouse and self storage units incorporating 5% office accommodation and a self contained yard with separate car parking.

Accommodation

Planning consent for trade counter units from 2,000 sqft (186 sqm) - 50,000 sqft (4,645.15 sqm) and industrial/warehouse accommodation up to 70,000 sqft (6,503.21 sqm).

Services

The site benefits from all main services (gas, electricity, water and drainage).

Tenure

Competitive leasehold packages will be available to office, industrial and distribution occupiers or alternatively freehold options may be considered.

Terms/Rent

For further information please contact the joint agents.

Rates

An estimate of the rateable value can be provided by the agents.

VAT

All prices are exclusive of VAT unless otherwise stated.

Legal Costs

Each party to bear their own legal costs.

Viewing

Viewing and further information strictly through the joint agents.



Ranjit Gill/Peter Monks

Neil Starkie/Aimee Gosling



Misrepresentation Act
Savills & BNP Paribas Real Estate for themselves and for vendors or lessors of this property whose agents they are give notice that, (1) The particulars are set out as a general outline only for the guidance of the intending purchasers or lesser and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, or references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) No person in the employment of Savills or BNP Paribas Real Estate has any authority to give any representative or warranty whatever the relation to this property. All rentals and prices are quoted exclusive of VAT. Subject to contract. 05/08

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