

# Burntwood Business Park

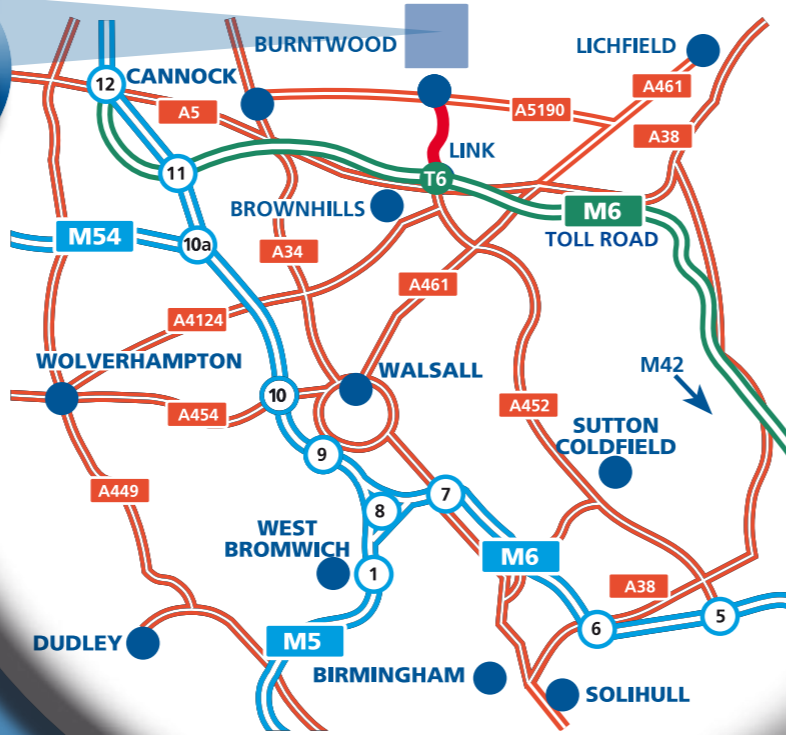
LOCATION - WS7 3FR

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 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.

## APPROXIMATE TRAVEL TIMES

M6 Toll Road Junction T6	2 mins
Birmingham City Centre	30 mins
M6 Junction 12	10 mins
M6 Junction 10	20 mins

**UNIT 1  
ZONE 3**



# Warehouse/Production Unit

# To Let 16,513 sq.ft (1,534 sq.m)



**UNIT 1  
ZONE 3**

## Burntwood Business Park, Burntwood, Staffordshire WS7 3FR

- Easy Access to M6 & M54
- Within 1.5 miles of Junction T6 of the M6 Toll Road
- Secure fully fenced site

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**01384 400123**  
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## DESCRIPTION

- Split height portal frame design
- 4.8m – 7.0m (15.7 – 22.9 ft) to underside of haunch
- Elevations combination of masonry and built up wall cladding
- Roof is over purlin with insulation with profiled roof sheet
- Gas fired warm air heaters
- Metal halide light fittings
- Three electrically operated roller shutter doors approximately:

**Doors 1 & 2** 4.5m (14.7ft) wide x 4.9m (16ft) high

**Door 3** 4.5m (14.7ft) wide x 6.0m (19.7ft) high

## OFFICES

- Suspended ceilings
- CAT II lighting
- Carpeted
- Electric wall mounted convector heaters
- Kitchen facilities
- Disabled toilet facilities

## RATES

Available on Application.

## 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.

## PLANNING

The building has a B8 (Warehousing) use. But we believe the Local Authority would grant a change of use to B1 (Light Industrial) or B2 (General Industrial) if required.

## ENERGY PERFORMANCE CERTIFICATE

Download from [www.lcpproperties.co.uk](http://www.lcpproperties.co.uk) or call 01384 400123 to receive a copy.

## REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

## LEGAL COSTS

The tenant is responsible for all legal costs in connection with the lease.

## DEPOSIT

A non-returnable deposit of £350 is payable on reservation of the property and will be retained by us if the lease is not exchanged within 28 days of the draft lease being submitted to your solicitors for approval.

**UNIT 1  
ZONE 3**



## DIMENSIONS (Approximate Gross Internal)

<b>Warehouse/Production Area</b>	15,145 sq.ft (1,407 sq.m)
<b>Offices</b>	1,368 sq.ft ( 127 sq.m)
<b>Total</b>	16,513 sq.ft (1,534 sq.m)

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