

Burntwood Business Park, Burntwood, Staffordshire. WS7 3FU

New build development with prominent frontage



Retail / Leisure Unit: 5,000 – 15,000 sq ft
Drive Thru Unit: 1,800 sq ft

LAST TWO UNITS
AVAILABLE

- Retail or Leisure operators
- Submitted for planning May 2025
- Target completion date Summer 2026

Terms already agreed with:

b&m

KFC

GREGGS

STARBUCKS

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3

Drive thru Units

2

Retail Units



52,000 sq.ft

New Construction Area

900,000 sq.ft

Whole ownership at Burntwood



234

Parking spaces



16

EV Chargers



What Three Words

grass.atom.risks

ESTATE BENEFITS

BUSINESS PARK MAINTENANCE

LCP are responsible for the maintenance of park roads and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place. The estate benefits from a planned on-going maintenance programme.

RENT AND RATES

On application.

SERVICE CHARGE AND INSURANCE

A service charge will be levied for the provision of security, maintenance of estate roads and drains, and landscaping of common areas. The Landlord will insure the buildings with the premium to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

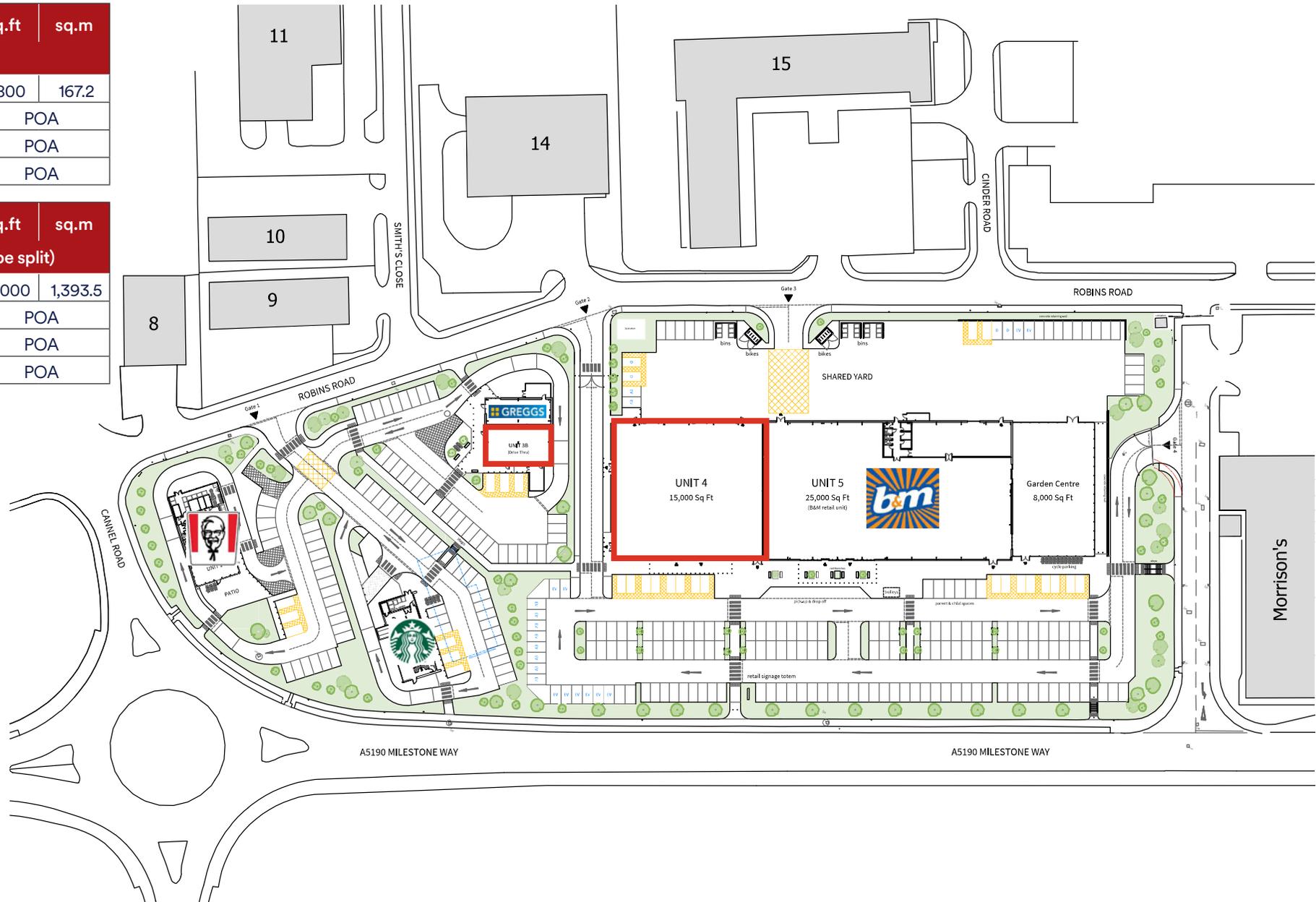
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

AVAILABLE UNITS

UNIT 3B	sq.ft	sq.m
Drive thru unit		
Ground Floor	1,800	167.2
RENT	POA	
RATEABLE VALUE	POA	
SERVICE CHARGE	POA	

UNIT 4	sq.ft	sq.m
Retail or leisure user (can be split)		
Ground Floor	15,000	1,393.5
RENT	POA	
RATEABLE VALUE	POA	
SERVICE CHARGE	POA	





APPROXIMATE TRAVEL TIMES



- M6 Toll Road Junction T6 2 Minutes
- M6 Junction 12 10 Minutes



CLOSE PROXIMITY TO BIRMINGHAM CITY CENTRE. 22.7 Miles, 41 Minutes VIA M6 TOLL



DRIVE TIME TO BIRMINGHAM AIRPORT
24.5 Miles, 36 Minutes



- CANNOCK COMMUTER RAIL
3.9 Miles, 8 Minutes Drive
- HEDNESFORD COMMUTER RAIL
4.2 Miles, 10 Minutes Drive

LOCATION - WS7 3FU

A well known business park with over 75 units and 900,000 sq.ft of commercial property, situated between Cannock and Lichfield, prominently on Milestone Way (A5190). The town of Burntwood has a growing population of over 26,000.

VIEWING

Strictly via prior appointment with the appointed agents:

LCP.
part of IMCore

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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. 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.