



M Multipark BURNTWOOD

TO LET Industrial/Warehouse Unit
1,758 sq.ft (163 sq.m)

Unit 6A Zone 4, Multipark Burntwood, Burntwood, Staffordshire. WS7 8XD

- Ideal starter unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 & M54
- Estate CCTV Security

M **M[®]Core**
LCP UK

01384
400123

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Areas (Approx. Gross Internal)

Total	1,758 sq.ft	(163 sq.m)
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Description:

- Approximately 6.00m (19ft 7") to eaves
- Roof and walls are plastisol colour coated cladding
- Power floated mass concrete floor
- LED lighting
- Roof mounted gas fired heaters
- Electric roller shutter approx. 4.0m (13ft) high by 3.5m (11.5ft) wide
- Gas, water and electric supplies

Offices:

- Suspended ceilings
- CAT II lighting
- Wall mounted electric convector heaters
- Carpeted
- Toilets with disabled use facilities are provided

Rent

£22,000 per annum

Business Rates

Rateable Value £12,750

Lichfield District Council.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - WS7 8XD

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.



Viewing

Strictly via prior appointment with the appointed agents



Ed Home
07976 302003
ed@adixon.co.uk



Nick Bryson
07553 680 122
NBryson@lcpproperties.co.uk

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