AVAILABLE
JAN 2027

Multipark BURNTWOOD

TO LET

Industrial/Warehouse Unit

1,555 sq.ft (144.4 sq.m)

Unit 1B Zone 4, Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

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

M Core
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lcpgroup.co.uk

Unit 1B Zone 4 Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

Areas (Approx. Gross Internal)

Total	1,555 sq.ft	(144.4 sq.m)

Description:

Warehouse/Industrial area

- Approximately 6.00m (19.7ft) to eaves
- Middle terrace of steel portal frame construction
- LED lights throughout
- 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
£18,000 pa

Business Rates
The Tenant will be responsible for the payment of business rates. Interested parties are advised to confirm by contacting the Local Authority directly.

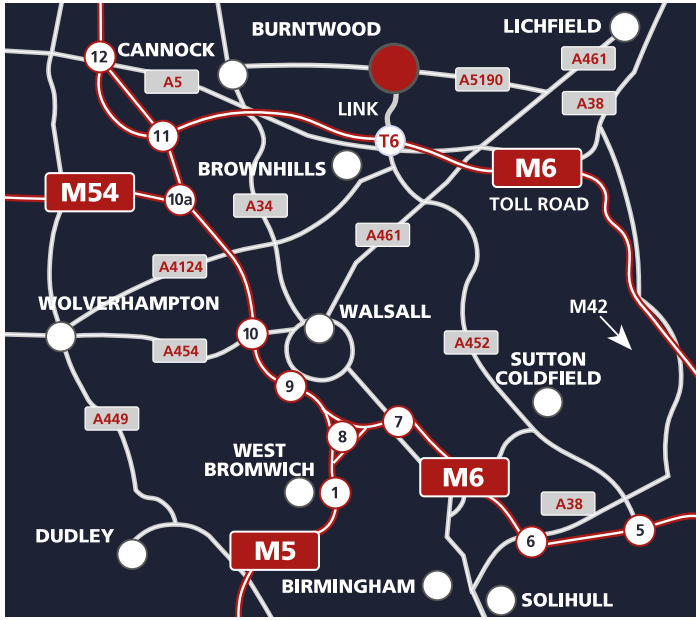
Service Charge
A service charge will be levied for the maintenance of common areas.

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 3XD
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

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