



Units 1 & 2 Morgans Business Park, Betty's Lane Norton Canes, Staffs, WS11 9UU

- Prominent Frontage to Bettys Lane
- Total Area Approximately 5,370 sq ft (492.2 sq m)
- Minimum Eaves Height Approximately 18ft (5.5m)
- First Floor Offices
- EPC Rating C-62



Printcode: 20240401

Units 1 & 2

Morgans Business Park

Betty's Lane, Norton Canes

LOCATION

Morgans Business Park is situated at the junction of Walsall Road (B4154) and Bettys Lane in Norton Canes. The park is approximately 1/4 mile from the A5 Watling Street which in turn links to junction T7 of the M6 Toll Road approximately 2 miles to the west. Junction 11 of the M6 is approximately 3 miles to the south west and junction 2 of the M54 is approximately 4 miles.

DESCRIPTION

The property, which is located at the end of an existing terrace, has a prominent frontage to Bettys Lane with warehouse servicing via the rear communal yards.

The building is of steel portal framed construction with part brick and plastic coated profile steel cladding incorporating featured glazing panels.

Internally the accommodation provides a warehouse area, reception, office, WC and kitchen on the ground floor with an additional office and WC on the first floor.

The minimum eaves height is approximately 18ft (5.5m).

ACCOMMODATION

All measurements are approximate:

Ground floor including offices	4,980 sq ft	456 sq m
First floor offices	390 sq ft	36.2 sq m
Total	5,370 sq ft	492.2 sq m

There are 6 allocated car parking spaces.

RENT

£37,500 pax plus VAT

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

A new 6 year FRI lease subject to rent review at the expiration of the 3rd year of the term.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2210/a0424/AWH

LOCAL AUTHORITY

Cannock Chase District Council - Tel: 01543 462621.

RATEABLE VALUE

£32,000 - Valuation Office (under postcode WS11 9UH).

RATES PAYABLE

£15,968 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-62.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and for the current year this is £1,350 plus VAT.

LEGAL COSTS

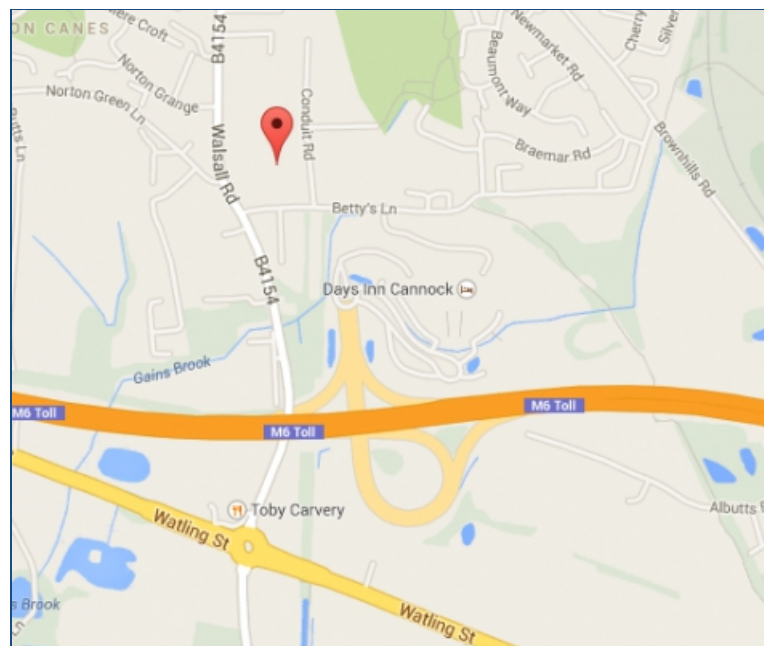
Each party to bear their own legal costs.

AVAILABILITY

May 2023.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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