



Unit 10B, New Road, Burntwood, Staffs, WS7 0AZ

- Workshop with Office
- Approximately 1,339 sq ft (124.4 sq m)
- Shared Yard Area
- Car Parking for 1 Vehicle
- EPC Rating C-53



Printcode: 20240423

Unit 10B

New Road, Burntwood

LOCATION

The property is situated in a mixed use area and forms part of an existing industrial estate fronting New Road and being within close proximity of Cannock Road (A5190). Lichfield is approximately 4 miles east whilst Cannock is approximately 3 miles west where there is direct access to junction T7 of the M6 Toll Road as well as junctions 11 and 12 of the M6 motorway.

DESCRIPTION

The property, which forms part of an existing industrial estate, is situated just off New Road and benefits from open plan industrial space, administration office and wc facilities. There is access to a shared yard area.

ACCOMMODATION

All measurements are approximate:
Warehouse / Production **1,339 sq ft (124.4 sq m)**
Outside: Car parking for 1 vehicle.

RENT

£8,000 pax plus VAT.

VAT

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

LEASE

A new FRI lease for a 3 year term.

TERMS

Full repairing and insuring basis.

RATEABLE VALUE

£6,900 - Valuation Office.

RATES PAYABLE

£3,443.10 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-53.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and this is currently £133.90 pax.

LEGAL COSTS

Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

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

PROPERTY REFERENCE

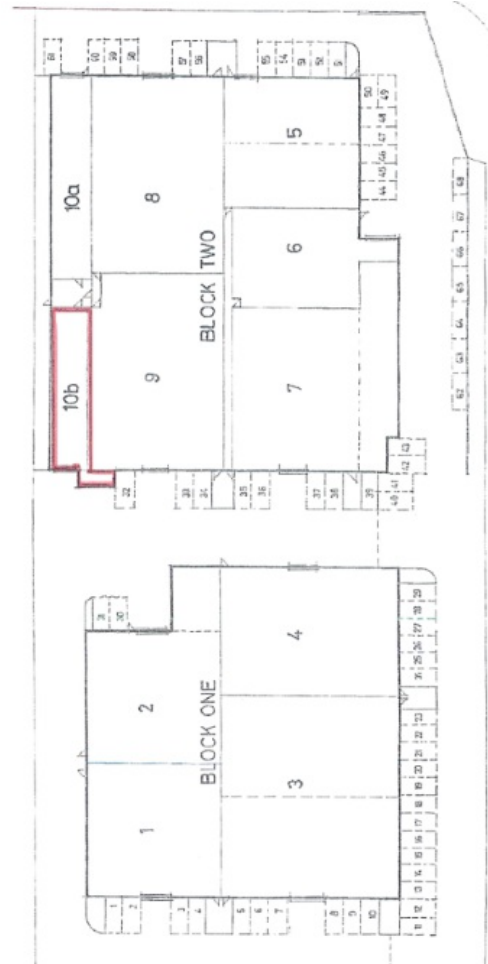
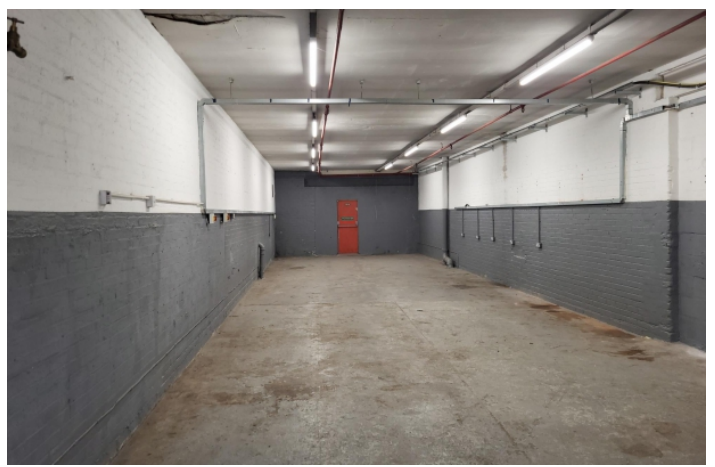
CA/BP/2292/a0424/AWH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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