



Unit 4, New Street, Bridgtown, Staffs, WS11 0DD

- Total Ground Floor Area 7,281 sq ft (676.5 sq m)
- Warehouse & Offices
- Mezzanine Storage 4,844 sq ft (450.0 sq m)
- Forecourt Car Parking
- Small Rear Yard
- EPC Rating: E-117



Printcode: 20240401

Unit 4 New Street, Bridgtown

LOCATION

Cannock is situated approximately 11 miles north of Walsall and 10 miles south of Stafford benefitting from good road communications with direct access to junction T7 of the M6 Toll Road at Churchbridge approximately 1 mile east and junctions 11 and 12 of the M6 motorway. The unit is situated on New Street which can be approached either from Watling Street (A5) or from Longford Road.

DESCRIPTION

The property comprises a detached industrial building which incorporates warehouse and office facilities with mezzanine storage. The office space includes an entrance lobby, wc & kitchen facilities, 5 offices and computer room. There is forecourt car parking and a shared driveway leading to a small rear yard.

The minimum eaves height is approx 4m.

ACCOMMODATION

FLOOR	DESCRIPTION	AREA SQ FT	AREA SQ M
Ground	Warehouse	5,384	500.2
	Front Offices	750	69.7
	Warehouse Offices	1,147	106.6
First	Mezzanine Storage	4,844	450.0
	TOTAL	12,126	1,126.5
Outside	Rear Yard		

ASKING PRICE

Sale: £475,000 plus VAT.

Letting: £40,000 pax plus VAT

VAT

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

LEASE

A new 6 year full repairing and insuring lease, subject to a rent review at the expiration of the 3rd year of the term.

TERMS

Sale: Freehold.

Lease: 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/2312/a0424/ELH/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£31,500 - Valuation Office.

RATES PAYABLE

£15,718.50 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating E-117.

LEGAL COSTS

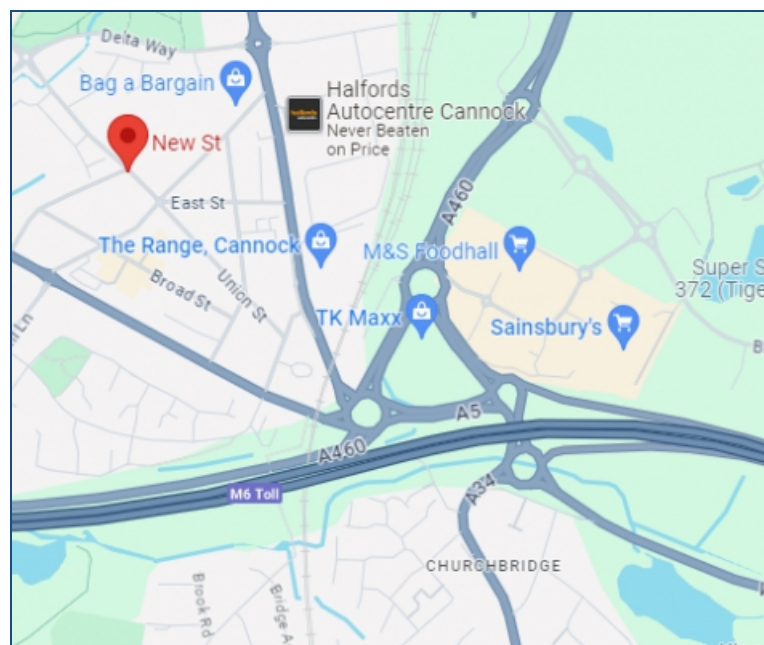
Each party is to be responsible for their own legal and professional costs.

AVAILABILITY

Immediate.

VIEWING

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



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