



## Unit 5 Anchor Point, Walsall Road, Norton Canes, Staffs, WS11 9NS

- Industrial Unit
- Unit Approximately 4,900 sq ft (455.2 sq m)
- Minimum Eaves Height Approx 5m
- Flexible Terms
- EPC Rating C-71



Printcode: 20240401

# Unit 5 Anchor Point Walsall Road, Norton Canes

## LOCATION

Cannock is located approximately 11 miles north of Wolverhampton and 10 miles south of Stafford being linked via the A34 trunk road. The area benefits from good road communications with direct access to junctions 11 and 12 of the M6 motorway approximately 2 and 3 miles distant respectively and junction T7 of the M6 Toll Road being situated at its intersection with Watling Street (A5) approximately 1 mile from the subject property.

Norton Canes is a mixed use area being approximately 1/4 of a mile north of Watling Street (A5).

## DESCRIPTION

Unit 5 forms part of a large industrial complex to include individual warehouse/workshop units, offices and open storage compounds. The unit is of steel portal frame design with a minimum eaves height of approximately 5m and a roller shutter servicing door.

## ACCOMMODATION

All measurements are approximate:

Unit approximately **4,900 sq ft (455.2 sq m)**

## RENT

£32,000 pax plus VAT

## VAT

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

## LEASE

The premises are offered by way of a new 6 year full repairing and insuring lease subject to a rent review at the end of the third 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/2147/a0424/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£20,250 - VOA.

## RATES PAYABLE

£10,104.75 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-71.

## SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas and this is estimated at £0.50p psf for the current year.

## LEGAL COSTS

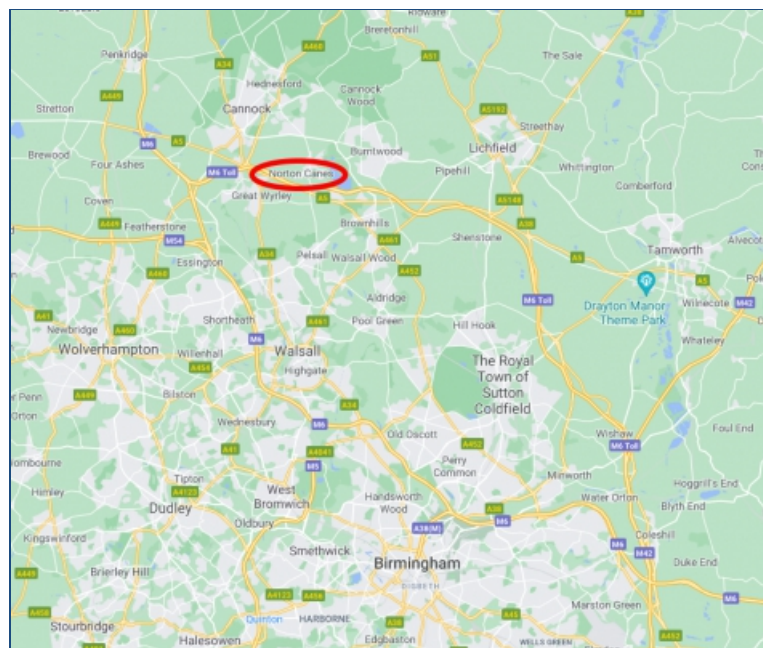
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

## AVAILABILITY

Immediate.

## VIEWING

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



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