



**M** Multipark BURNTWOOD

**TO LET** Industrial/Warehouse Unit  
**8,093 sq.ft** (751.9 sq.m)

Unit 18 Zone 3, Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

• Private Yard • Within 1.5 miles of the M6 Toll Road, T6 Junction • Easy Access to M6 & M54 • Estate CCTV Security

**M** **M<sup>®</sup>Core**  
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# Unit 18 Zone 3, Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

## Areas (Approx. Gross Internal)

Warehouse	6,593 sq.ft	(612.5 sq.m)
Office (approx)	1,500 sq.ft	(139.4 sq.m)
Total	8,093 sq.ft	(751.9 sq.m)

## Description:

- Refurbished unit
- Eaves height 4.8m
- Steel portal frame
- Roller shutter doors on two elevations
- Private yard

## Rent POA.

## Business Rates

Rateable Value: £45,250. 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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