



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[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



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

ANDREW DIXON
& COMPANY

01543 506640
www.adixon.co.uk

Ed Home
07976 302003
ed@adixon.co.uk

M M[®]Core
LCP UK



Nick Bryson
07553 680 122
NBryson@lcpproperties.co.uk