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UNIT 7E

UNIT 7F

**M Multipark** BURNTWOOD

**TO LET** Industrial/Warehouse Unit  
**2,079 sq.ft** (193 sq.m)

Unit 7E Zone 4, Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

- Ideal starter unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 & M54
- Estate CCTV Security

**M M<sup>®</sup>Core**  
 LCP UK  
**01384 400123**  
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# Unit 7E Zone 4, Multipark Burntwood, Burntwood, Staffordshire. WS7 3XD

## Areas (Approx. Gross Internal)

Total	2,079 sq.ft	(193 sq.m)
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## Description:

- Approximately 4.50m (14.8ft) to eaves
- Steel portal frame construction
- Low bay lighting
- Manual roller shutter approx. 2.9m (9ft 10") wide by 4.0m (12ft 11") high

Rent  
POA.

## Business Rates

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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& COMPANY

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