

Unit 6B Zone 4, Multipark Burntwood, Burntwood, Staffordshire, WS7 8XD

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



# Unit 6B Zone 4 Multipark Burntwood, Burntwood, Staffordshire, WS7 8XD

Areas (Approx. Gross Internal)

Total 1,750 sq.ft (162.5 sq.m)

# **Description:**

- Approximately 6.00m (19ft 7") to eaves
- Roof and walls are plastisol colour coated cladding
- Power floated mass concrete floor
- LED lighting
- Roof mounted gas fired heaters
- Electric roller shutter approx. 4.0m (13ft) high by 3.5m (11.5ft) wide
- Gas, water and electric supplies

#### Offices:

- Suspended ceilings
- CAT II lighting
- Wall mounted electric convector heaters
- Carpeted
- Toilets with disabled use facilities are provided

#### Rent

£20,000 per annum

#### **Business Rates**

Rateable Value £12,500 Lichfield District Council.

## 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**

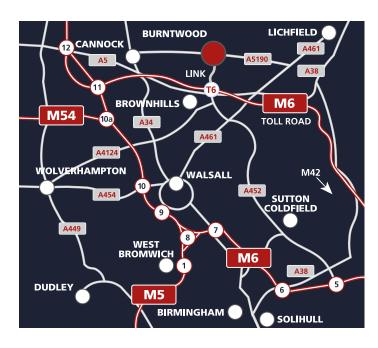
Further information available upon request.

### **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 8XD

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.

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# Viewing

Strictly via prior appointment with the appointed agents



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