

Burntwood Business Park, Burntwood, Staffordshire. WS7 3FU

New build development with prominent frontage



Retail / Leisure Unit: 5,000 – 15,000 sq ft
Drive Thru Unit: 1,800 sq ft

LAST TWO UNITS
AVAILABLE

- Retail or Leisure operators
- Submitted for planning May 2025
- Target completion date Summer 2026

Terms already agreed with:



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ESTATE BENEFITS

BUSINESS PARK MAINTENANCE

LCP are responsible for the maintenance of park roads and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place. The estate benefits from a planned on-going maintenance programme.

RENT AND RATES

On application.

SERVICE CHARGE AND INSURANCE

A service charge will be levied for the provision of security, maintenance of estate roads and drains, and landscaping of common areas. The Landlord will insure the buildings with the premium to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



3

Drive thru Units

2

Retail Units



52,000 sq.ft

New Construction Area

900,000 sq.ft

Whole ownership at Burntwood



234

Parking spaces



16

EV Chargers



What Three Words

grass.atom.risks

AVAILABLE UNITS

UNIT 3B	sq.ft	sq.m
Drive thru unit		
Ground Floor	1,800	167.2
RENT	POA	
RATEABLE VALUE	POA	
SERVICE CHARGE	POA	

UNIT 4	sq.ft	sq.m
Retail or leisure user (can be split)		
Ground Floor	15,000	1,393.5
RENT	POA	
RATEABLE VALUE	POA	
SERVICE CHARGE	POA	





APPROXIMATE TRAVEL TIMES



- M6 Toll Road Junction T6 2 Minutes
- M6 Junction 12 10 Minutes



CLOSE PROXIMITY TO BIRMINGHAM CITY CENTRE. 22.7 Miles, 41 Minutes VIA M6 TOLL



DRIVE TIME TO BIRMINGHAM AIRPORT
24.5 Miles, 36 Minutes



- CANNOCK COMMUTER RAIL
3.9 Miles, 8 Minutes Drive
- HEDNESFORD COMMUTER RAIL
4.2 Miles, 10 Minutes Drive

LOCATION - WS7 3FU

A well known business park with over 75 units and 900,000 sq.ft of commercial property, situated between Cannock and Lichfield, prominently on Milestone Way (A5190). The town of Burntwood has a growing population of over 26,000.

VIEWING

Strictly via prior appointment with the appointed agents:



Nick Bryson 07553 680122
NBryson@lcpproperties.co.uk



Camilla Clifton 07850 799055
camilla@morganwilliams.co.uk



Chris Mason 07831 651799
chrismason@masonpartners.com

The location of the site means it benefits from the catchment of both the Lichfield District and Cannock Chase District, each with populations over 100,000, making it a very popular commercial location.

The park is just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54, providing easy access north or south. Junction T6 of the M6 Toll Road is less than one mile from the site.

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