

Unit 7A 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



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

Areas (Approx. Gross Internal)

Total 1,731 sq.ft (161 sq.m)

#### **Description:**

- Approximately 4.50m (14.8ft) to eaves
- End terrace of 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**

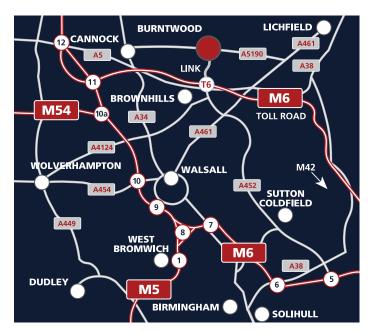
Further information available upon request.

## **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



**Ed Home** 07976 302003 ed@adixon.co.uk





Paula James 07798 683 995 PJames@lcpproperties.co.uk



**Nick Bryson** NBryson@lcpproperties.co.uk