

AVAILABLE  
NOW



UNIT  
6A

UNIT  
6B

UNIT  
6C

**M** Multipark BURNWOOD

**TO LET** Industrial/Warehouse Unit  
**1,758 sq.ft** (163 sq.m)

Unit 6A 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

**M** **M<sup>®</sup>Core**  
LCP UK

**01384  
400123**

lcpgroup.co.uk



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

## Areas (Approx. Gross Internal)

|       |             |            |
|-------|-------------|------------|
| Total | 1,758 sq.ft | (163 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 convactor heaters
- Carpeted
- Toilets with disabled use facilities are provided

## Rent

£22,000 per annum

## Business Rates

Rateable Value £12,750  
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.



## Viewing

Strictly via prior appointment with the appointed agents

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& COMPANY

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