

**LAST UNIT
AVAILABLE**

M **Multipark** BURNWOOD

TO LET Industrial/Warehouse Unit
2,977 sq.ft (276.6 sq.m)

Block B Bay 2 Chase Trade Park, Multipark Burntwood, Burntwood, Staffordshire. WS7 3FU

• Brand new unit – be the first occupier • Minimum Eaves height 6.5m • Secure Estate

M **M[®]Core**
LCP UK

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Areas (Approx. Gross Internal)

Total	2,977 sq.ft	(276.6 sq.m)
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Description:

- Last unit available
- Brand new building
- Minimum eaves height – 6.5m
- LED lighting
- Trade counter entrance
- Kitchenette
- Access control
- Estate security
- Secure site

Rent

£37,000 per annum

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

A:16. 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 3FU

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 agent



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