

SUBJECT TO VACANT POSSESSION



M **Multipark** BURNTWOOD

TO LET Industrial/Warehouse Unit
1,731 sq.ft (161 sq.m)

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

M **M[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



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

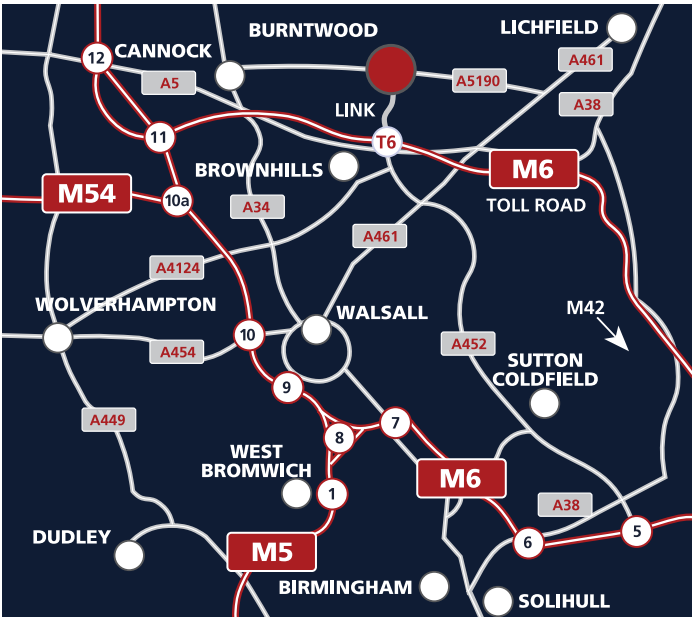
Further information available upon request.

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

ANDREW DIXON
& COMPANY

01543 506640
www.adixon.co.uk

Ed Home
07976 302003
ed@adixon.co.uk

M

M[®]Core
LCP UK



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



Nick Bryson
07553 680 122
NBryson@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.