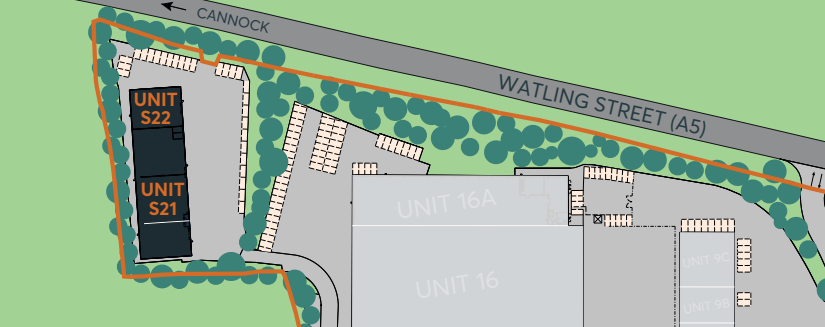


AVAILABLE
NOW

WATLING STREET BUSINESS PARK



TO LET UNITS 21 / 22 SELF-CONTAINED WAREHOUSE / INDUSTRIAL UNIT WITH SECURE YARD
12,150 SQ FT (1,129 SQ M)



SAT NAV: WS11 9XG

IDEALLY LOCATED WITH DIRECT ACCESS TO THE A5, UNITS 21/22 PROVIDE AN INDUSTRIAL WAREHOUSE PREMISES OF STEEL PORTAL FRAME CONSTRUCTION WITH CLAD ELEVATIONS.

- Self contained site
- Securely gated with fenced yard and parking area
- 7.15m working height
- Three roller shutter doors measuring 3.62m wide by 6m high
- Mechanic's inspection pit

PLANNING CONSENT

Watling Street Business Park has planning consent for B1, B2 and B8 uses as detailed under the Use Classes Order 1987 (Town & Country Planning Act 2005).

LOCATION

Watling Street Business Park is prominently located fronting the busy A5. The estate is also conveniently situated for the M6 Toll, M6, M42, M54 and A38.

SERVICES/UTILITIES

Mains water and electricity are connected to the business park, with drainage serviced on-site.

TENURE

Available to lease on a full repairing and insuring basis with occupational terms to be agreed.

INSPECTION

Recommended but by prior appointment at any reasonable time with St. Modwen's agents.

VAT

The rent, price and service charge are all subject to VAT.

SERVICE CHARGE

The landlord levies a proportionate service charge to all occupiers, for the recovery of costs incurred with on site and CCTV security, ongoing maintenance and repair of all communal areas, including the estate access roads, service yards and landscaping.

BUSINESS RATES

Please contact Cannock Chase district council (tel: 01543 462 621) or the agents.

RENT

Please contact St. Modwen's agents to discuss costs.



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