

AVAILABLE JULY 2021



**WALKMILL
LANE**

Walkmill Lane, Cannock WS11 0XA

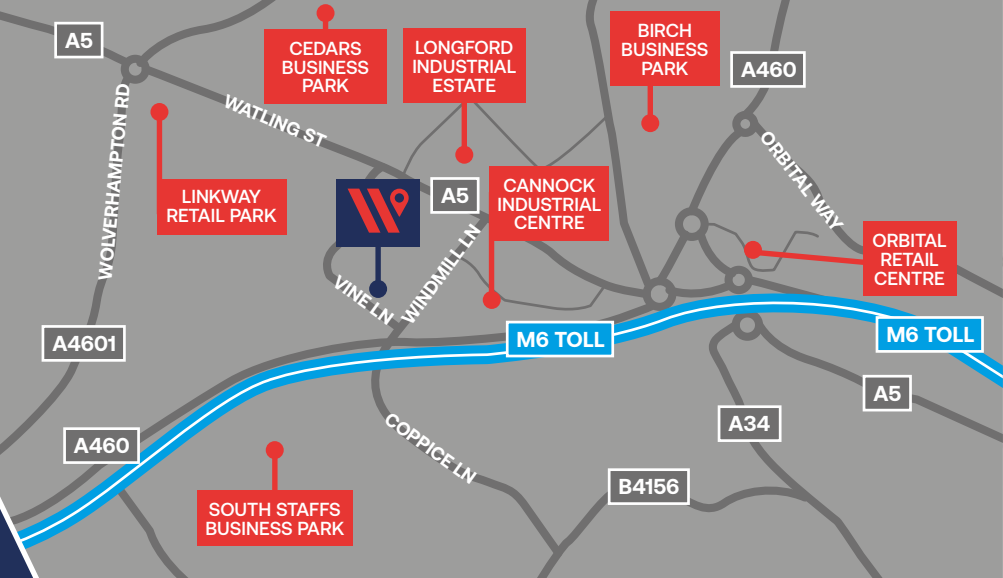
TO LET

**FULLY REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT**

141,377 Sq Ft (13,134 Sq M)

LOCATION

The property is located approx 0.5 miles south of Cannock Town Centre on Walkmill Lane. The A5 Watling Street is located approx 500m to the north of the property providing direct access to T7 of the M6 Toll (circa 1 mile to the east) or to Junction 11 of the M6 Motorway via the A460. Junction 12 of the M6 is approx 3.5 miles north west.



DESCRIPTION

The property comprises a detached warehouse/ industrial premises of steel portal frame construction with a brick built two-storey office and ancillary block. The warehouse has a minimum working height of 7.4 metres although there is a small section with a height of 12.2m to the haunch. 12 ground level loading doors provide vehicular access with an enclosed yard to the rear having access off both Vine Lane and Walkmill Lane and surfaced car parking to the front and side elevations.

- 7.4m minimum working height
- LED warehouse lighting
- Twelve ground level loading doors
- Enclosed loading yard
- Two storey office and ancillary block
- 1000 KVA power capacity

ACCOMMODATION

APPROXIMATE GROSS INTERNAL AREAS	SQ FT	SQ M
Warehouse	130,113	12,088
Two Storey Offices	11,264	1,046
TOTAL	141,377	13,134





VIEWING & FURTHER INFORMATION

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an existing EPC Rating of D-82. This will be reassessed following completion of the works.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk.

TERMS

The property is available on a new Lease. Contact the agent for details.

CONTACT

Viewing strictly by prior appointment:

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MARKETING