

iBOX

POINT NORTH UNIT 1 VIRAGE PARK

TO LET
INDUSTRIAL / WAREHOUSE UNIT
3,627 SQ FT (337 SQ M)

Virage Park, Green Lane, Cannock • WS11 0NH

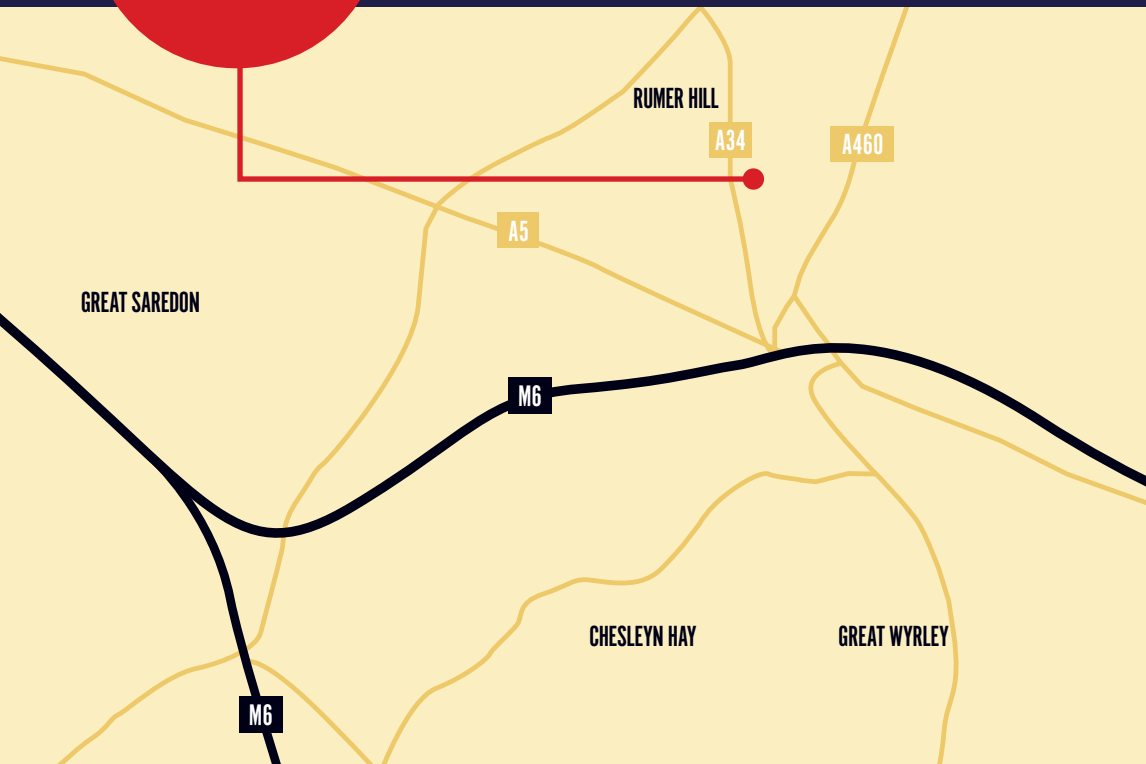


LOCATION

Virage Park is located on Green Lane, immediately off the A34 Walsall Road, approximately 1.5 miles south of Cannock town centre. The estate benefits from excellent road connectivity, with Junction 11 of the M6 accessible within a 10-minute drive and the M6 Toll situated nearby.

Birmingham lies approximately 20 miles to the south-east, while Wolverhampton is approximately 10 miles to the south-west. Cannock railway station is located around 1.2 miles to the north, providing convenient public transport links.

VIRAGE PARK



SPECIFICATION



Steel Portal Frame Construction



LED Lighting



6.18m Eaves Height



To Undergo Refurbishment



On Site Parking



Strong Transport Links



INDICATIVE IMAGE



INDICATIVE IMAGE

DESCRIPTION

Unit 1 comprises an end of terrace industrial/warehouse unit of steel portal frame construction with brick elevations extending approximately 1m and steel profile cladding above. Internally, the warehouse provides a specification including a concrete floor, LED lighting and a 3-Phase power supply. The unit is undergoing a refurbishment programme which includes an upgraded office and kitchenette facility. Pedestrian access is provided via a front and rear door, and vehicular access is provided via an electric roller shutter door measuring 4.5m high by 2.97m wide. Externally, car parking provisions are available.

ACCOMMODATION

UNIT	AREA	EAVES HEIGHT	PARKING SPACES
Unit 1	3,627 sq ft (337 sq m)	6.18m	8

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TERMS

The unit is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

On application.

EPC

EPC Rating C.

VIEWINGS

For further information or to arrange a viewing, please contact:

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