INDUSTRIAL, LAND | TO LET

VIEW ONLINE



NORTH YARD & BUILDING, NORTON GREEN LANE, CANNOCK, WS11 9PS

6,523 SQ FT (606.01 SQ M)

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Workshop/Industrial Building of c.6,523 sq ft Set Within a c.2 Acre Secure Yard



- Building of Approx. 6,523 sq ft (606 sq m)
- Total Site Area Approx. 2 Acres
- Refurbishment to Include New Cladding and Brick Plinth
- Close to the A5 and M6 Toll
- To Let - Rent On Application
- Fully Concreted Yard Surface

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DESCRIPTION

The property comprises a recently refurbished warehouse of steel portal frame construction, set beneath a pitched clad roof.

Internally, the warehouse provides predominantly open-plan accommodation with concrete flooring and a three-phase power supply. Loading is via a roller shutter door.

Externally, the property benefits from a secure concreted yard extending to approximately 2 acres, with perimeter lighting throughout. The yard offers plenty of space for open storage, vehicle parking and circulation.

The property would suit a range of warehouse, storage and distribution occupiers.

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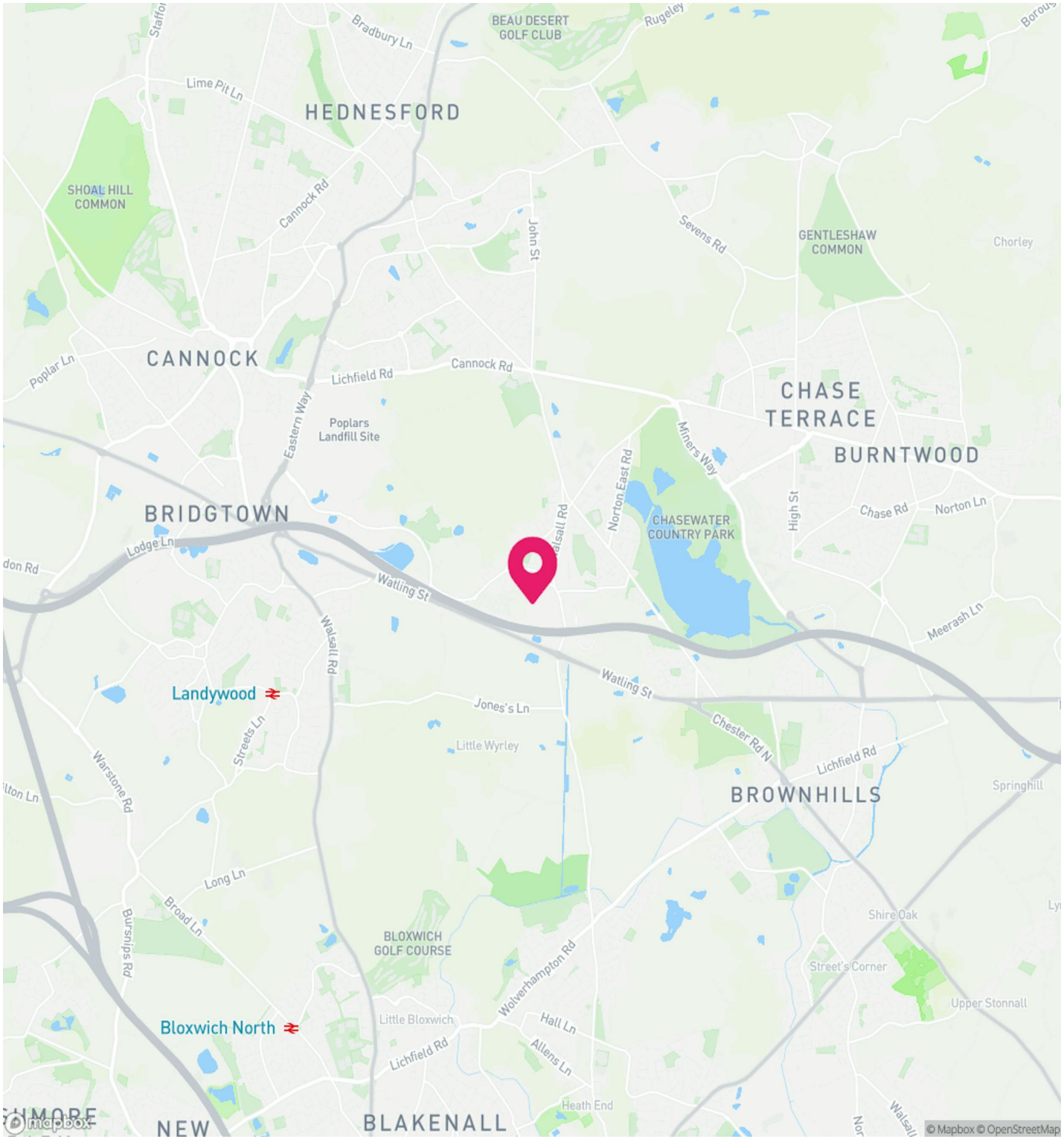
LOCATION

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The property is situated on Norton Green Lane in Norton Canes, approximately 4 miles east of Cannock town centre, within an established commercial and industrial location.

Norton Green Lane is accessed from Walsall Road (B4154), which provides direct access to Watling Street (A5), approximately half a mile to the south. The A5 provides convenient connections to the wider motorway network, including Junction T7 of the M6 Toll, approximately 3 miles distant, and Junctions 11 and 12 of the M6 motorway, both approximately 4 miles away.

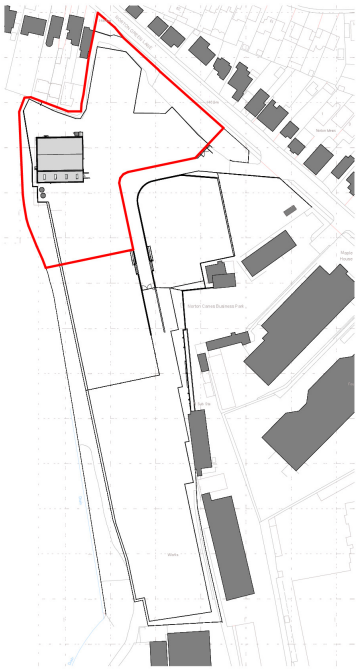
The surrounding area comprises a mixture of industrial, manufacturing, warehousing and commercial occupiers, with nearby developments including Norton Canes Business Park and Maple House Business Park.



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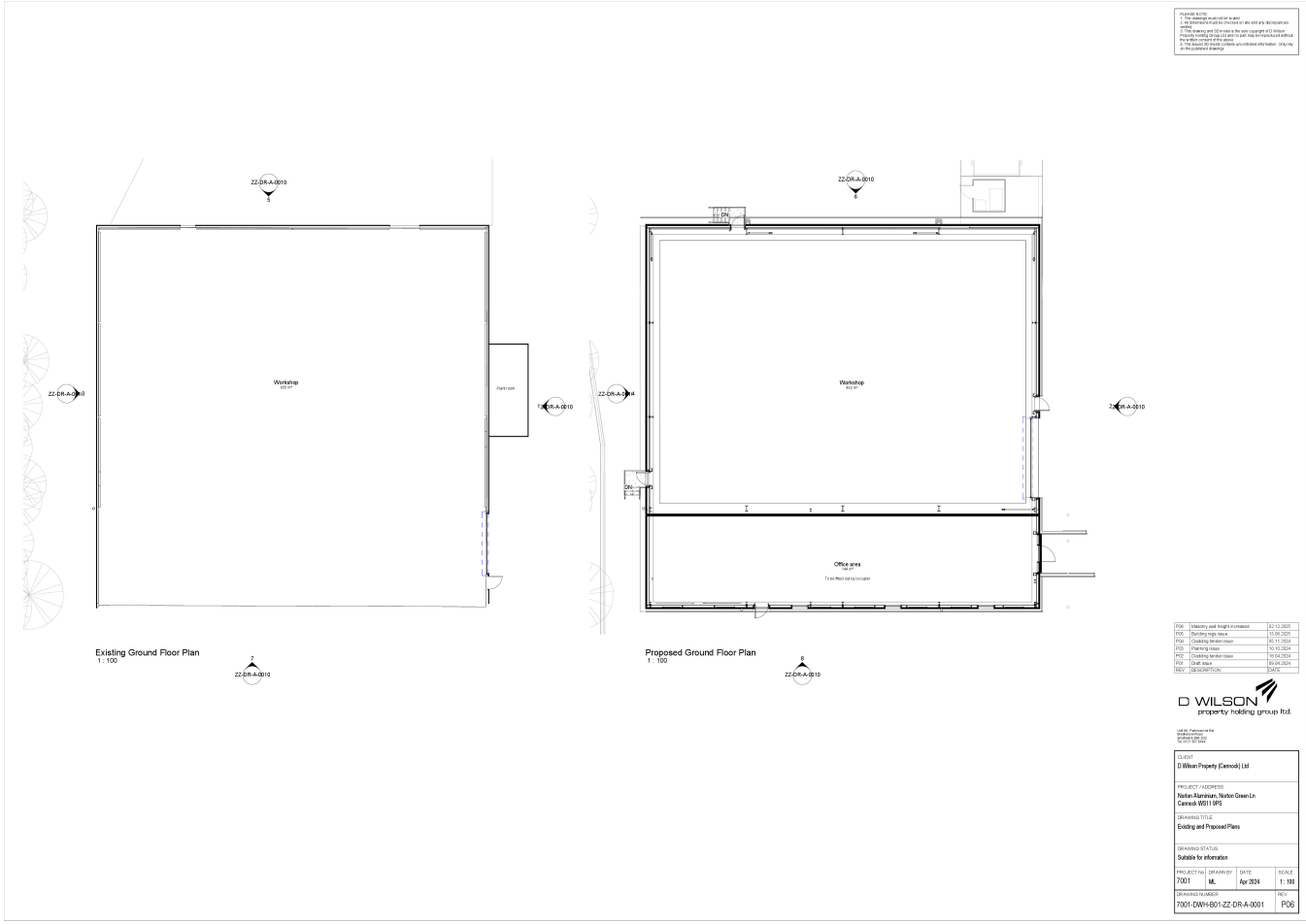
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SITE PLAN - NORTH YARD



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BUILDING - EXISTING AND PRO...



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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Workshop	4,973	462.01	Available
Ground - Office area (shell, occupier fit-out)	1,550	144	Available
Outdoor - North Yard (site area incl. building)	87,120	8,093.71	Available
Total	**93,643**	**8,699.72**	

TERMS

The property is available on a new lease, with length to be agreed.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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