

TRADE COUNTER, WAREHOUSE | TO LET

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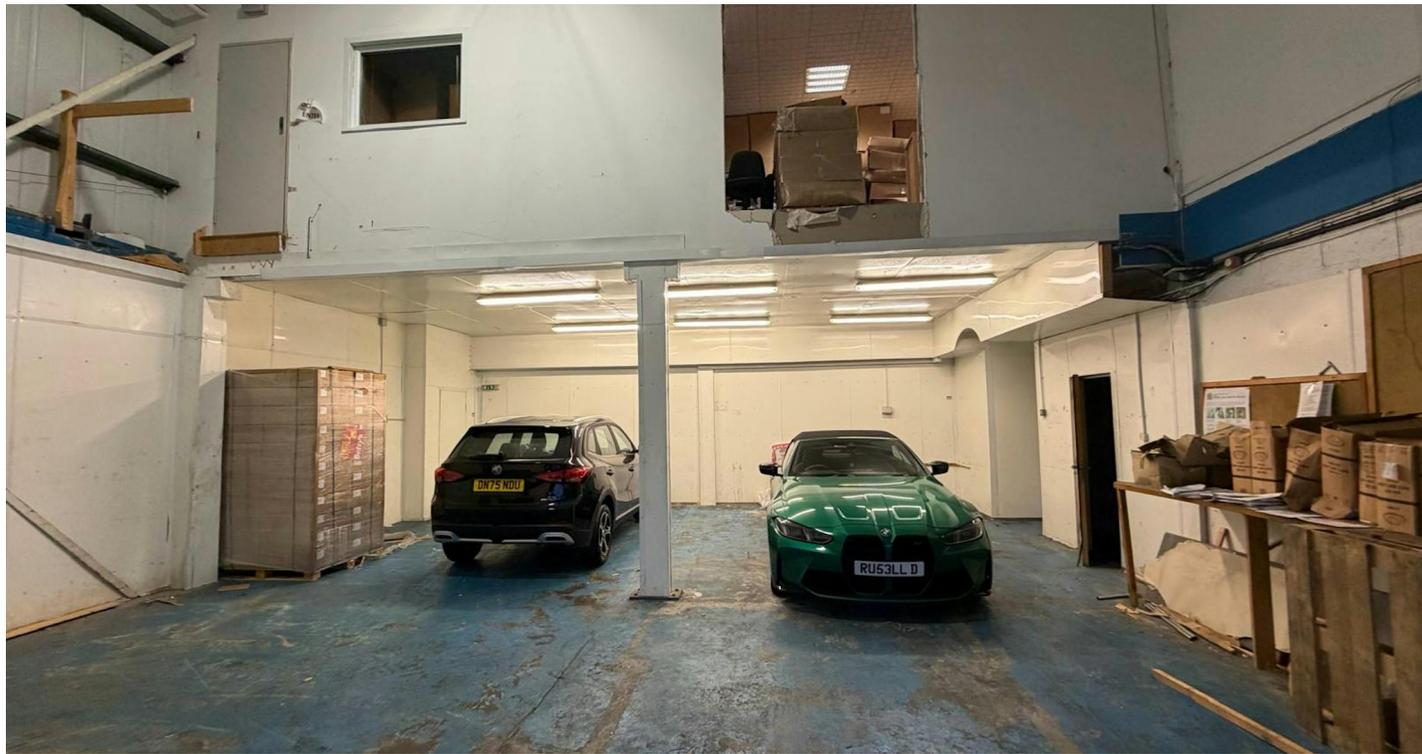
ST. JAMES HOUSE, CONDUIT ROAD, NORTON CANES, WS11 9TJ

3,141 SQ FT (291.81 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter / Warehouse Premises with  
Secure Car Parking to the Fore

- GIA 3,141 ft<sup>2</sup>
- Quoting Rental £25,000 Per Annum
- Ideal Trade Counter Configuration
- High Bay Warehouse with First Floor Offices and Mezzanine
- Ground Floor Reception and WC facilities



## DESCRIPTION

The property comprises a portal-frame industrial warehouse with a two-storey office element, together with a smaller high-bay warehouse incorporating mezzanine office accommodation above. The building is of steel portal-frame construction with brick and block infill and attractive brick elevations.

Warehouse access is provided via an electronically operated roller shutter door and the premises benefit from a trade counter entrance and reception. The ground floor includes WC facilities and some additional ancillary storees, while the first floor provides predominantly open-plan office accommodation with a number of cellular offices and kitchen facilities.

Externally, the property benefits from a secure forecourt providing parking for a minimum of 10 vehicles.

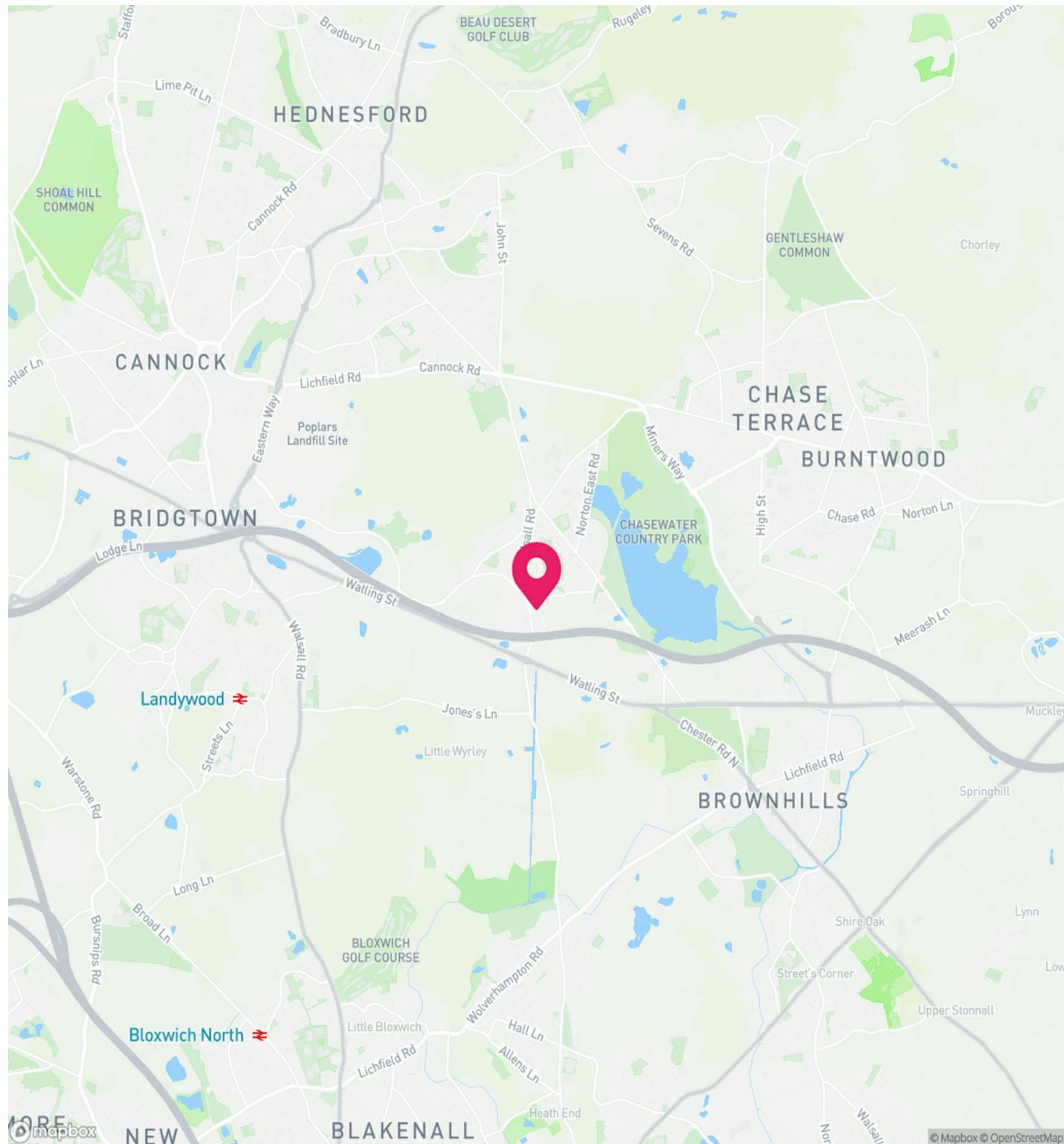


## LOCATION

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Conduit Road is situated within an established industrial and commercial area of Norton Canes, to the north of Cannock, benefitting from excellent connectivity to the regional and national road network.

The location provides direct access to the A5, one of the West Midlands' principal arterial routes, which in turn links efficiently to Junction 11 of the M6, located approximately 1 mile to the south. This affords rapid access to Walsall, Wolverhampton, Birmingham and the wider motorway network, including the M6 Toll, M54 and M42.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Office / Warehouse	1,938	180.05	Available
1st - First Floor Office / Mezzanine	1,203	111.76	Available
<b>Total</b>	<b>3,141</b>	<b>291.81</b>	

## SERVICES

We understand that the premises benefits from all mains services which are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## RATEABLE VALUE

£24,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## RENT

£25,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## 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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