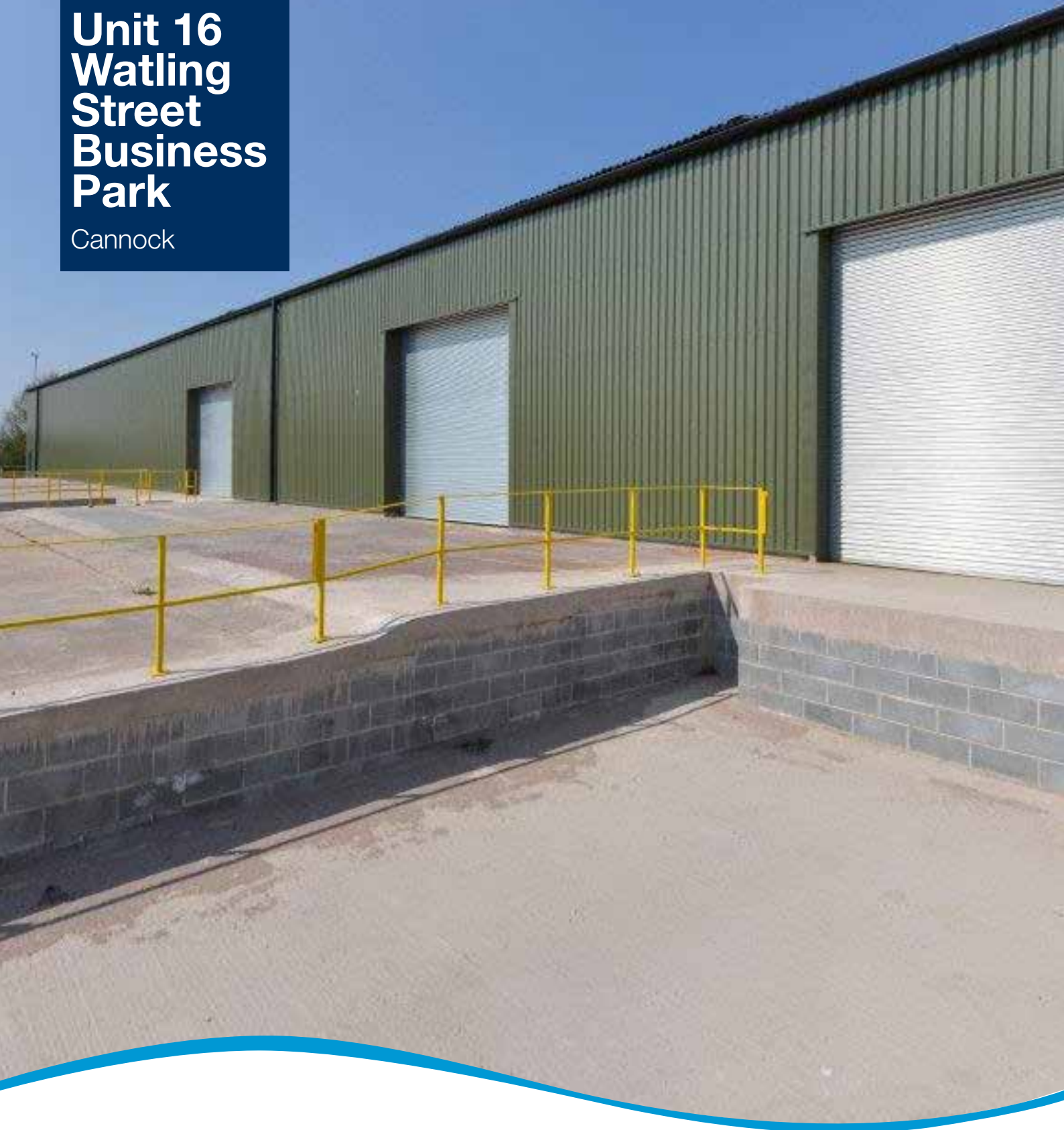


**Unit 16  
Watling  
Street  
Business  
Park**

Cannock



**REFURBISHED INDUSTRIAL/  
WAREHOUSE UNIT**

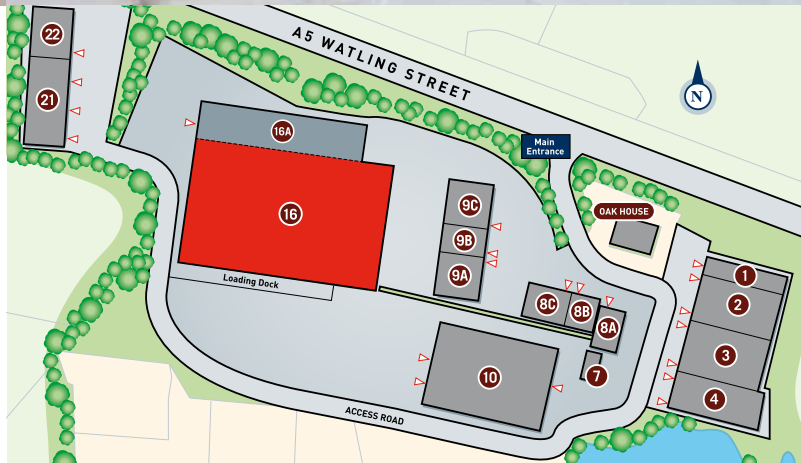
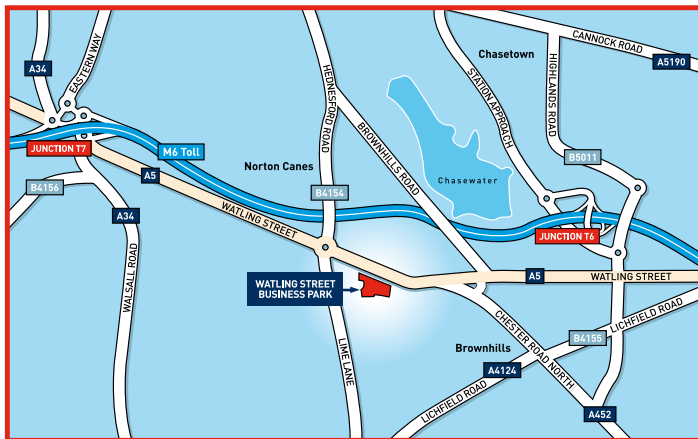
4,503 sq m (48,467 sq ft)

**A5, Cannock, Staffordshire, WS11 9XG**

# Unit 16 Watling Street Business Park

## Cannock

photography for indicative purposes only.



### Description

Situated on a well managed and secure industrial estate the newly refurbished Unit 16 is of a four bay steel frame construction and benefits from

- 7.5m minimum eaves height
- Multiple loading doors to each gable elevation
- Two dock level loading doors to the side elevation
- Newly constructed amenity and toilet block
- Ample manoeuvring and car parking
- Popular estate fronting Watling Street A5 between Cannock and Brownhills
- M6 junctions 11/12 & M6 TOLL T6/T7 one mile

### Tenure

The unit is available to let for a term to be agreed

### Rent

£190,000 per annum exclusive (£3.90psf)

### Service Charge

The landlord levies a service charge to all occupiers to recover costs of CCTV security, ongoing maintenance and repair of communal areas.

### VAT

All costs subject to VAT

### Business Rates

RV £128,000 or interested parties should make their own enquiries  
Rates payable 2015/16 £63,104 pa

### Services

All mains services are connected. A high capacity electrical supply may be available.

### EPC

EPC rating D-79 (full details available on request)

### Further Information

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MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967.