

# Unit 16 Watling Street Business Park

Cannock

48,632 sq ft

**TO LET**

Available Immediately

## **REFURBISHED INDUSTRIAL/ WAREHOUSE UNIT**

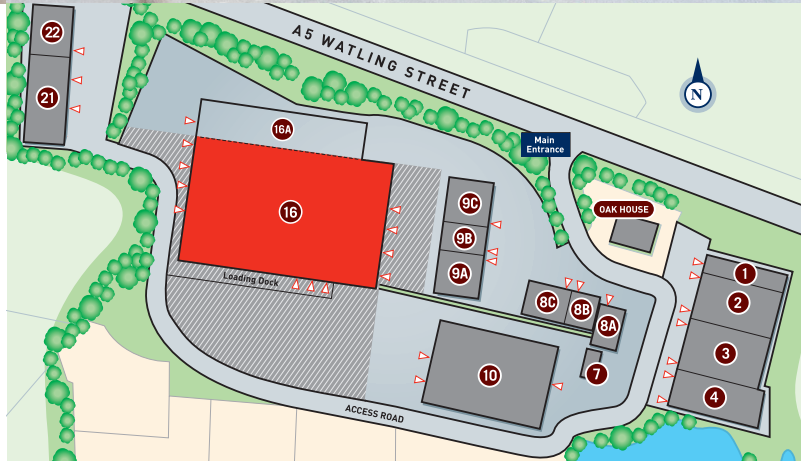
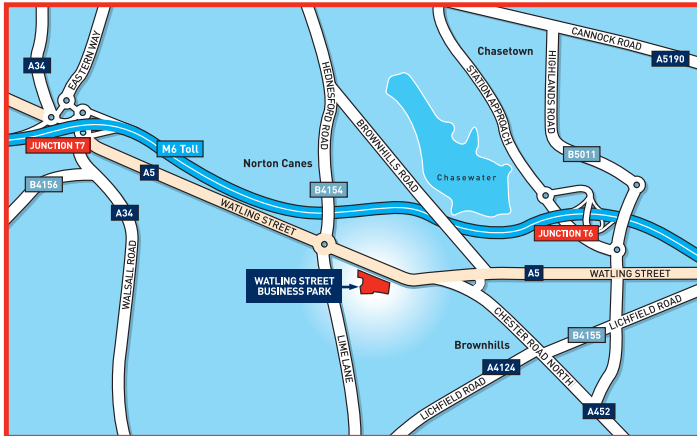
4,518 sq m (48,632 sq ft)

**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 £123,000 or interested parties should make their own enquiries  
Rates payable 2017/18 £58,917 pa

### Services

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

### Further Information

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