



Unit 39 Martindale, Hawks Green, Cannock, WS11 7XN

- Detached Industrial Unit with Built-in Offices
- GIA 5,320 sq ft (494.2 sq m)
- Popular Location
- Forecourt Yard / Parking
- EPC Rating D-98



Printcode: 202693

Unit 39 Martindale Hawks Green, Cannock

LOCATION

The property is situated in a popular and well established commercial/industrial location just off Hawks Green Lane and with easy access to the Eastern Way bypass. T7 of the M6 Toll Road and the A5 are approximately 5 minutes drive away and junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a detached industrial unit built around 1990 and having two storey built-in offices. The unit sits behind a deep forecourt allowing for yard space and car parking.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Reception office, kitchen, ladies toilet with wc and wash hand basin, gents toilet with wc and wash hand basin. Further office area. Bay 1 with roller shutter door.

GIA - 2,280 sq ft (211.8 sq m)

Mezzanine storage area. Bay 2

GIA - 2,515 sq ft (233.6 sq m)

First Floor

Boardroom and office

GIA - 525 sq ft (48.8 sq m)

Total GIA - 5,320 sq ft (494.2 sq m)

Outside

Fully fenced, deep forecourt.

RENT

£40,000 plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

A new 6 year lease with 3 year rent review is offered.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

Security Bond - The landlord will request a security bond of equivalent to minimum three months rent.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2517/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£16,000 - Verbal enquiry.

RATES PAYABLE

£6,912 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-98.

LEGAL COSTS

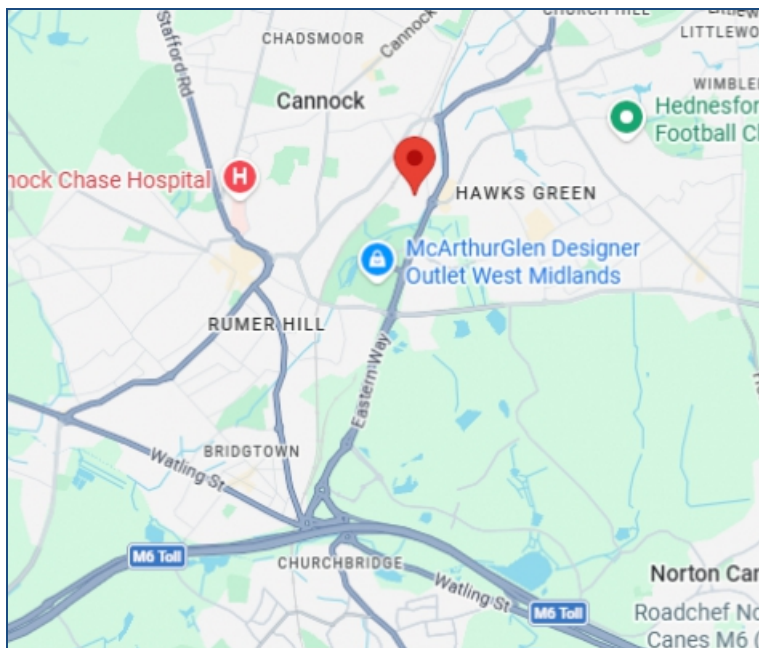
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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