BURLEY BROWNE
CHARTERED SURVEYORS

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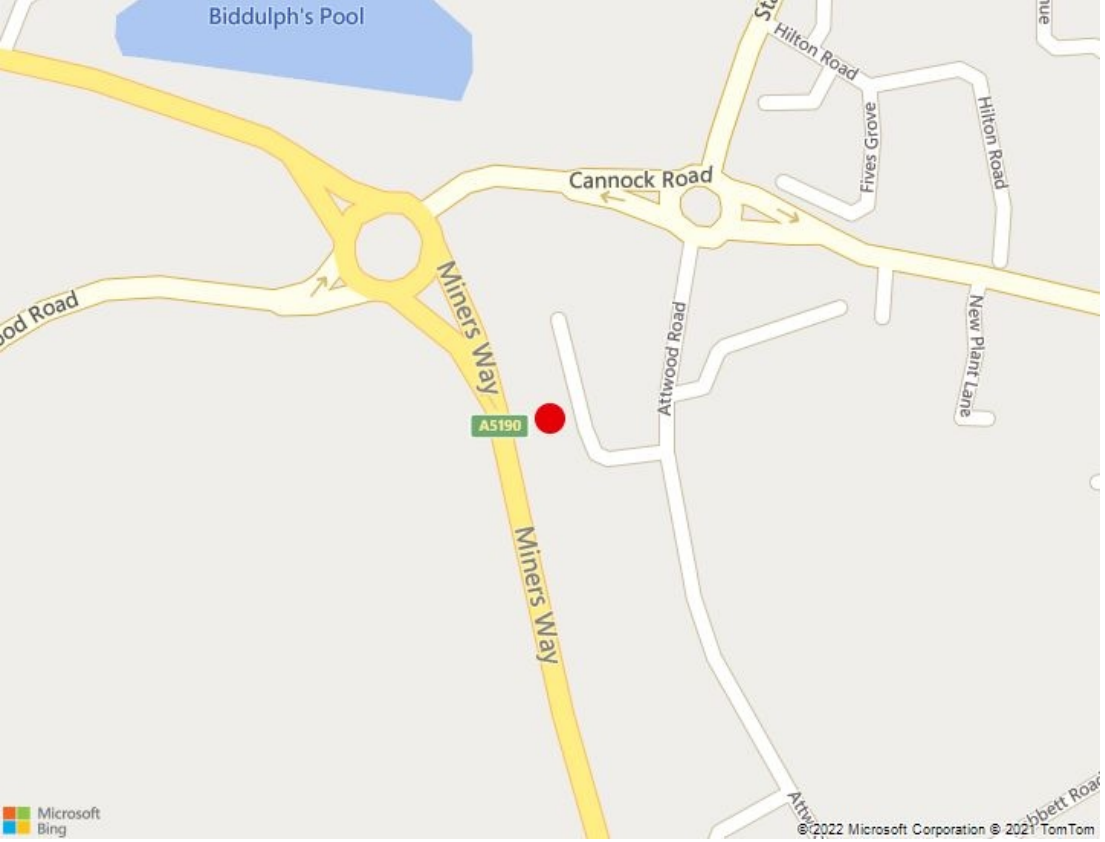
MODERN GROUND FLOOR COURTYARD OFFICE - TO LET

Ground Floor Unit 7, Newlands Court, Attwood Road, Burntwood, Staffordshire, WS7 3GF

1,038 SqFt (96.43 SqM) | £10,950 per annum exclusive



KEY FEATURES

- Excellent location close to the A38, A5 and M6 Toll.
- Close proximity to Lichfield, Cannock and Sutton Coldfield.
- Modern courtyard office development.
- Specification to include suspended ceiling, air conditioning and carpeting throughout. Dedicated kitchen and WC's
- Three parking spaces available.
- New lease.

LOCATION

The property is situated fronting Attwood Road within Newlands Court of Zone One Burntwood Business Park. Newlands Court is situated close to the roundabout junction with Cannock Road and Staples Way, with Burntwood town centre being approximately one mile to the east. The property is excellently located for access to the A5 and A38 trunk roads together with the wider Midlands motorway network.

DESCRIPTION

The premises comprise a ground floor self-contained office building accessed off a shared reception benefitting from a full glazed height access door. The offices are currently partitioned and consist of a meeting room, three separate offices and a server room although are capable of being completely open plan. The internal specification includes carpet tiles, suspended ceiling, recessed lighting, air conditioning and uPVC double glazed windows. Separate male and female WCs and a kitchenette are located on the ground floor.

Area	SqFt	SqM
Ground	1,038	96.43
Total Floor Area	1,038	96.43

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LEASE

The property is available by way of a new five year lease.

ASKING RENT

£10,950 per annum exclusive

SERVICE CHARGE

A service charge will be payable towards the cost of maintaining the communal and external areas together with a contribution towards the estate service charge.

EPC

Energy performance Assessment awaited.

BUSINESS RATES

Rateable Value £9,000.

Rates payable 2022/2023 - £4,491.

Prior to any transitional arrangements or small business rates relief. 100% small business rates relief may be available to occupiers on this property and interested parties are therefore advised to make their own enquiries with the Local Authority (Lichfield).

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:

Steven Hannaford MRICS
DDI: 0121 362 1534
Mob: 07738 713829
E: steven.hannaford@burleybrowne.co.uk

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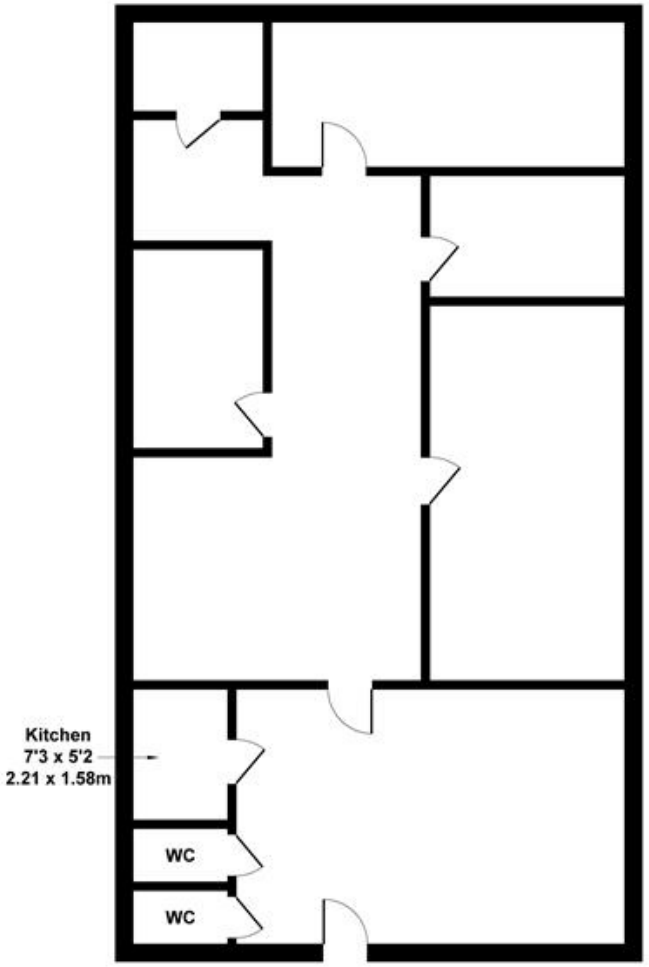
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Unit 7 Newlands Court, Burntwood

Approximate Gross Internal Area
1399 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2022
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