

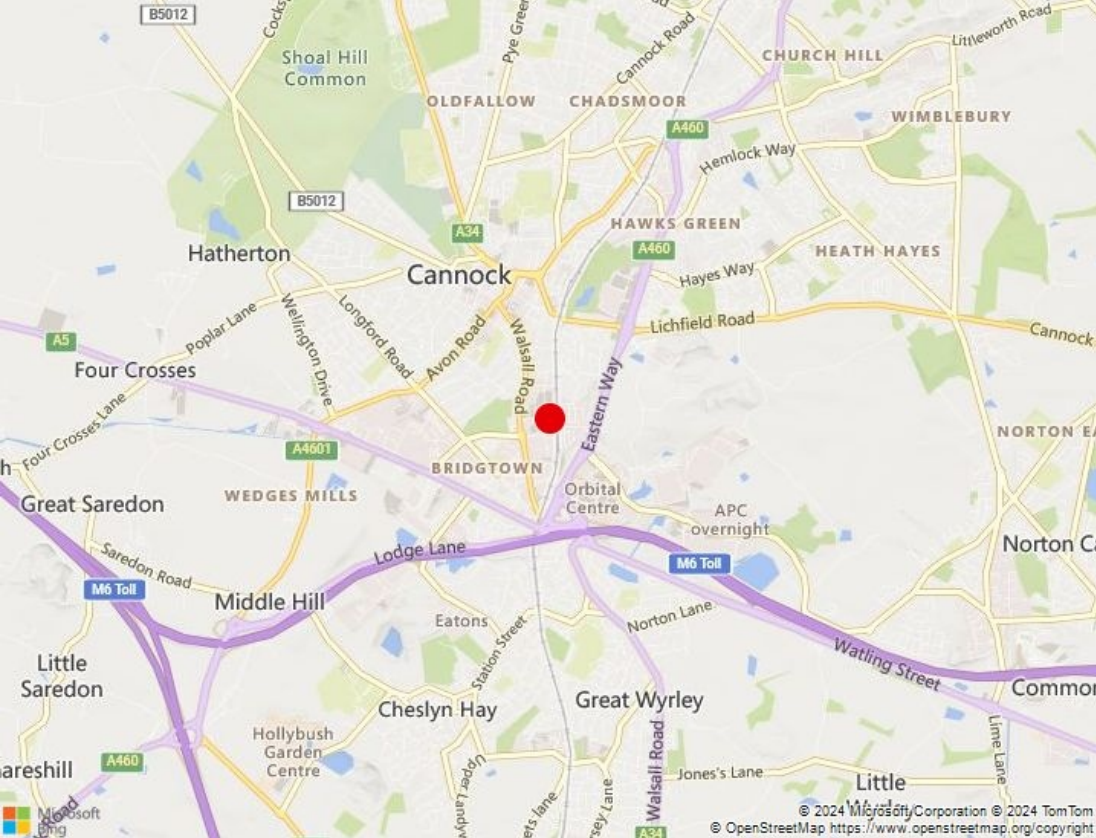
# INDUSTRIAL/WAREHOUSE PREMISES WITH SECURE YARD - FOR SALE/TO LET

Unit 11, Brookfield Drive, Cannock, Staffordshire, WS11 0JN

3,145 SqFt (292.17 SqM) | £495,000 offers in excess of / £39,500 per annum exclusive







## KEY FEATURES

- Within a short driving distance of the Churchbridge interchange junction
- Popular commercial estate on the outskirts of Cannock town centre
- A5 and Junctions 11 & 12 of the M6 motorway are within nearby driving distance
- Warehouse premises with two storey offices
- Secure gated yard
- Forecourt parking

## LOCATION

The property is situated on the southern side of Brookfield Drive which has nearby access with Walsall Road (A34) which in turn continues a short distance providing links to the M6 Toll Road at the Churchbridge interchange junction. The A5 trunk road is situated approximately a 1/4 mile distant and junctions 11 and 12 of the M6 motorway are approximately 2 and 2.5 miles away respectively.

## DESCRIPTION

Unit 11 Brookfield Drive offers the rare opportunity to secure industrial/warehouse premises together with a secure yard situated in a popular industrial position on the outskirts of Cannock town centre. The subject property comprises a modern, semi-detached warehouse of steel portal frame incorporating two storey offices. The premises offers ample parking to the front elevation together with a secure gated yard having perimeter metal palisade fencing.



Area	SqFt	SqM
GF - WAREHOUSE	1,990	184.87
GF - OFFICE/ANCILLARY	610	56.67
FF - OFFICES	545	50.63
<b>Total Floor Area</b>	<b>3,145</b>	<b>292.17</b>

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## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

A freehold sale with full vacant possession will also be considered.

## ASKING PRICE / RENT

£495,000 offers in excess of / £39,500 per annum exclusive

## YARD

The property has the benefit of a secure yard fronted by a gated entrance and has perimeter metal palisade fencing.

Total Yard Area - 283.6 sq m / 339 sq yards (0.07 acres)

## EPC

Energy Performance Asset Rating Band C - 66 - valid until 5 June 2026.

## BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £24,500. Rates Payable 2022/2023 £12,225.50 prior to any transitional arrangements or small business rate relief which may apply.

Interested parties are advised to make their own enquiries with the Local Authority (Cannock Chase) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VAT

All figures are quoted exclusive of VAT which we understand will be payable in this instance, solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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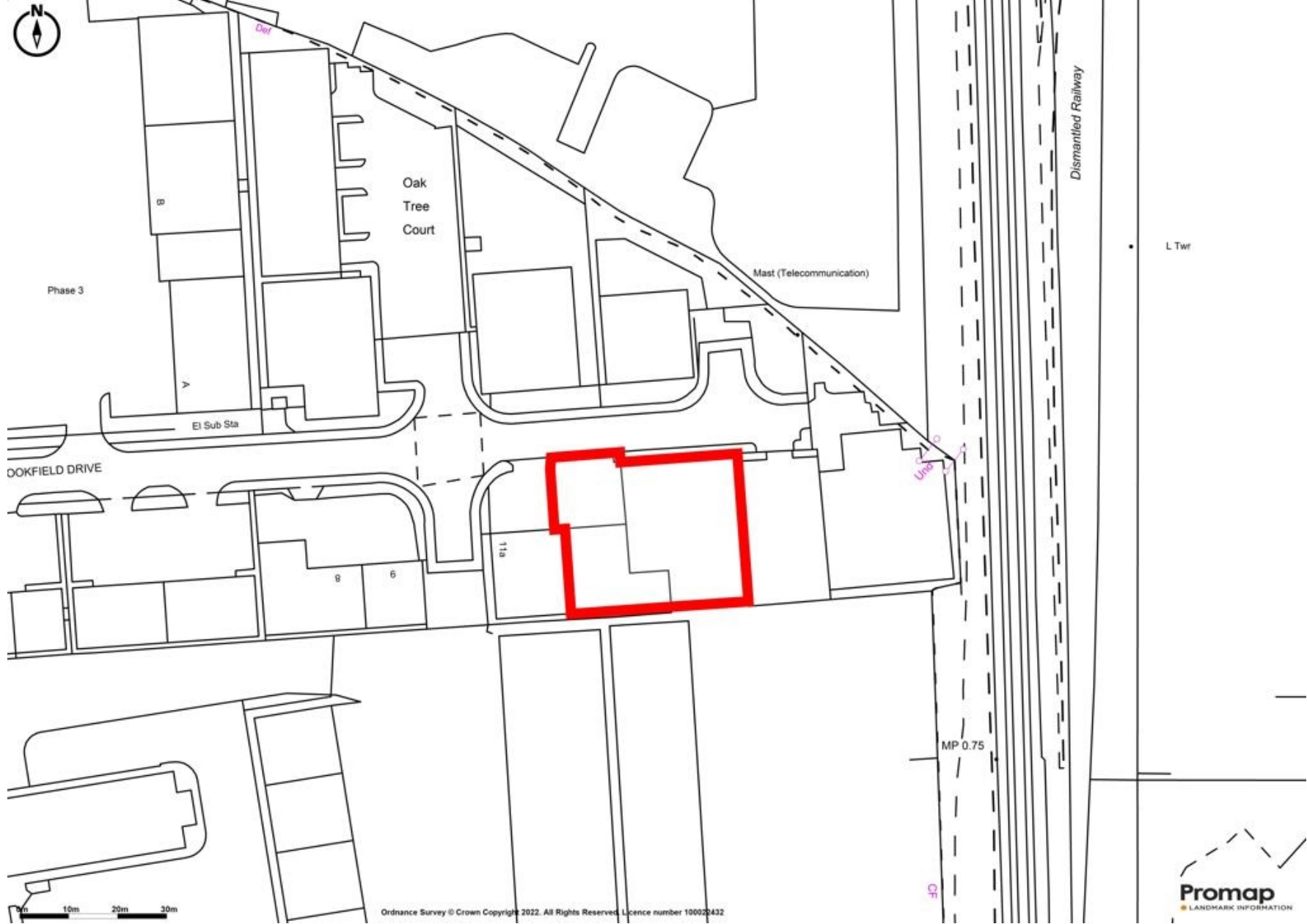
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