



INDUSTRIAL INVESTMENT - FOR SALE

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



2,950 SqFt (274.06 SqM) | On Application

Key Features

- Rare opportunity to acquire investment premises
- Let to Saxon Gym at a passing rent of £22,125 per annum
- Outskirts of Cannock town centre
- Located within a popular commercial destination
- Well presented modern warehouse premises
- Within nearby driving distance of M6 Toll Road



LOCATION

The property is situated on the southern side of Brookfield Drive close to the corner of a cul-de-sac position, 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

The subject property comprises a rare industrial investment opportunity. The building provides modern warehouse premises which is currently utilised as a gym. Externally the property provides ample off-road car parking and is positioned on a prominent corner position within a well established commercial destination.

Area	SqFt	SqM
UNIT 11A	2,950	274.06
Total Floor Area	2,950	274.06

TERMS

The property is available on a freehold basis subject to the current occupational lease. The property is let to Saxon Gym from 01/01/2023 for a term of 6 years at a passing rent of £22,125 per annum exclusive. The lease incorporates an annual tenant break clause upon serving 6 months prior notice.

ASKING PRICE

On Application

DATA ROOM

A full suite of information pertaining to the site is available to view and download at the site's dedicated website data room. Access to this data room requires log in and password details, which can be obtained via the following link. [Click Here.](#)

BUSINESS RATES

Current Rateable Value £21,750.

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

EPC

Further details available on request.

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk

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



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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