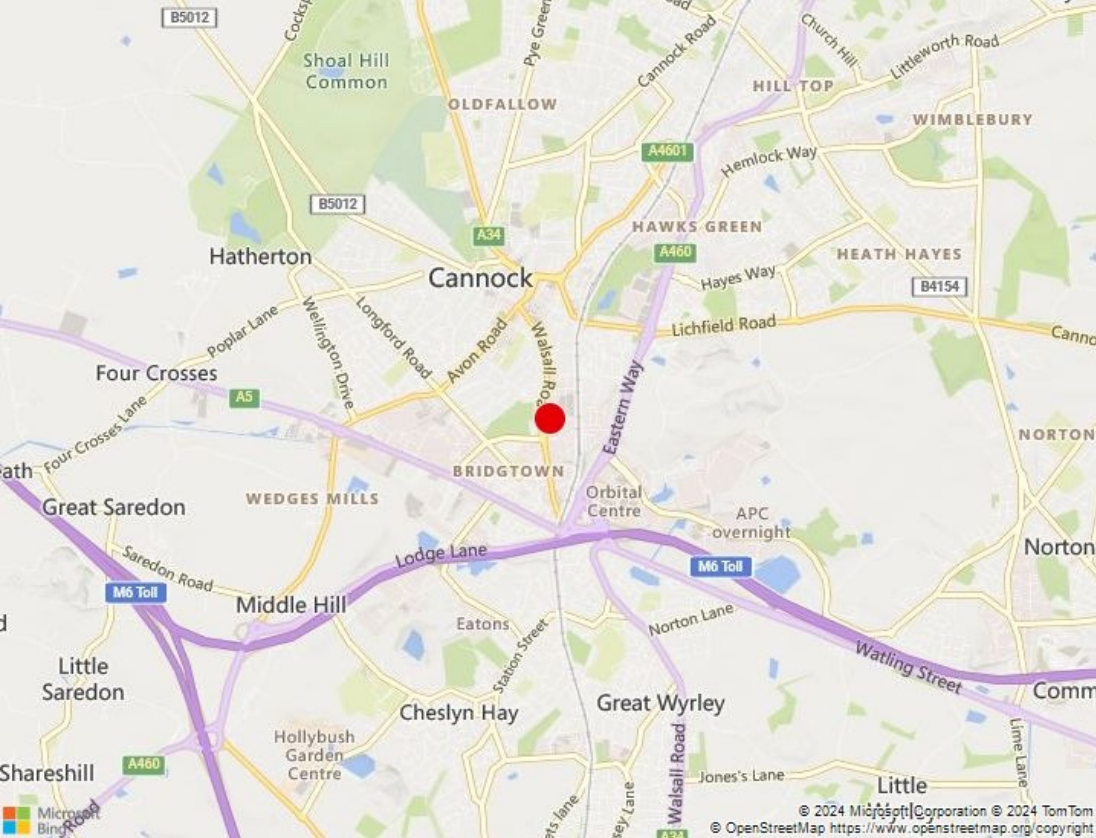


WAREHOUSE/OFFICE PREMISES - TO LET

Unit J, Progress Business Park, Brookfield Drive, Cannock, Staffordshire, WS11 0JR

3,616 SqFt (335.93 SqM) | £28,750 per annum exclusive





KEY FEATURES

- Well situated commercial premises
- Two storey offices incorporating warehouse/store
- Ample parking with loading to the front
- Positioned within popular Progress Business Park
- Nearby road links with M6 Toll Road and A5 Trunk Road
- Easy driving distance of the M6 Motorway

LOCATION

The property is prominently situated on an end of terrace position within Progress Business Park off Brookfield Drive on the outskirts of Cannock town centre. Brookfield Drive 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 1/4 mile distant and Junctions 11 and 12 of the M6 Motorway are within 2.5 miles distance.

DESCRIPTION

The subject property comprises an end of terrace business unit offering two storey offices together with a ground floor warehouse/store. The building is situated within the popular Progress Business Park off Brookfield Drive on the outskirts of Cannock. The property includes ample parking to the front elevation together with loading via a roller shutter door.



Area	SqFt	SqM
GF - OFFICES	998	92.71
GF - WAREHOUSE	887	82.4
FF - OFFICES	1,731	160.81
Total Floor Area	3,616	335.93

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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£28,750 per annum exclusive

EPC

Energy Performance Asset Band Rating B - 40. Date of certificate 5 October 2023.

BUSINESS RATES

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

LEGAL COSTS

Each party is to bear their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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



Garry Johnson
DDI: 0121 362 1535
Mob: 07510 080210
E: garry.johnson@burleybrowne.co.uk



0121 321 3441
www.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.



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