



**Unit 10 Prospect Business Park, Longford Road  
Cannock, Staffs, WS11 0LG**

- Industrial Unit Approximately 6,200 sq ft (576 sq m)
- Mezzanine with Offices Approximately 610 sq ft (57.7 sq m)
- Allocated Car Parking
- Close to A5, T7 of M6 Toll Road & J11 and 12 of M6 motorway
- EPC Awaited



Printcode: 2021518

# Unit 10

## Prospect Business Park

### Longford Road, Cannock

#### LOCATION

Prospect Business Park is situated just off Longford Road approximately 1 mile south of Cannock town centre and all its amenities. Access to the A5 and T7 of the M6 Toll Road is barely 5 minutes drive away and junctions 11 and 12 of the M6 motorway are approximately 2 and 3 miles away respectively.

#### DESCRIPTION

The unit comprises a mid-terraced industrial unit of portal steel frame construction with profile steel cladding. The property forms parts of a small development built around 1980.

#### ACCOMMODATION

All measurements are approximate:

Entrance Hall  
Kitchen with stainless steel sink unit, cupboards and working surface  
Disabled toilet with wc and wash hand basin

Office 1 - 137 sq ft (12.8 sq m)  
Office 2 with partitioned office - 354 sq ft (32.8 sq m)

Main Warehouse having roller shutter door, gents toilets

**Gross Internal Area 6,200 sq ft (576 sq m)**

Small mezzanine with storage under - 195 sq ft (18 sq m)

#### First Floor

Landing and 4 offices

**Net Internal Area 610 sq ft (56.7 sq m)**

**Overall Gross Internal Area 6,810 sq ft (632.7 sq m)**

#### RENT

£32,500 pax plus VAT

#### VAT

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

#### LEASE

The property is available on a new lease of 3 years or multiples thereof.

#### TERMS

Full repairing and insuring basis.

#### FURTHER INFORMATION

Security Bond: The landlord will request a security bond to be taken at the commencement of the lease and held throughout the term.

#### 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/2089/KMC

#### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

#### RATEABLE VALUE

£23,750 - Valuation Office.

#### RATES PAYABLE

£11,851.25 - 2021/2022.

#### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

#### SERVICE CHARGE

The landlord reserves the right to levy a service charge.

#### 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 incoming tenant.

#### AVAILABILITY

Immediate.

#### VIEWING

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



**Tel: 01543 506640**  
**www.adixon.co.uk**

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: enquiries@adixon.co.uk