



Unit 4 Oak Tree Court, Brookfield Drive, Cannock, Staffs, WS11 0JN

- Modern Purpose Built Industrial Unit
- Approximately 2,423 sq ft (225 sq m)
- 3 Allocated Car Parking Spaces
- Gated Communal Yard
- EPC Awaited



Printcode: 20201112

Unit 4 Oak Tree Court Brookfield Drive, Cannock

PROPERTY REFERENCE

CA/BP/2108/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£10,500 - Valuation Office.

RATES PAYABLE

£5,239.50 - 2020/2021.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

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 ingoing tenant.

AVAILABILITY

Immeidate.

VIEWING

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

LOCATION

The property is situated within Oak Tree Court at the top of Brookfield Drive which links directly to the Walsall Road (A34). Junction T7 of the M6 Toll Road at the Churchbridge Interchange links to the A5 is approximately 1/4 a mile distant with junctions 11 and 12 of the M6 motorway being approximately 2 and 2.5 miles distant respectively.

DESCRIPTION

The property comprises of a modern terraced industrial unit being of steel portal frame design with brick and block work and part profile plastic coated cladding above. There is a roller shutter door which provides access onto a shared enclosed yard area. Internally the unit includes warehouse space with a minimum eaves height of approximately 5 metres and wcs.

ACCOMMODATION

All measurements are approximate:

Warehouse - **2,423 sq ft (225 sq m)**

Outside

There are 3 allotted car parking spaces

RENT

£14,000 pax plus VAT

VAT

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

LEASE

The property is offered on a new 6 year full repairing and insuring lease subject to a rent review at the expiration of the third year of the term.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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