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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## FOR SALE

OFFICE PREMISES

**UNIT 20 MORSTON COURT  
BLAKENEY WAY  
KINGSWOOD LAKESIDE  
CANNOCK  
WS11 8JB**

**2,003 sq ft (186.08 sq m)**

Own front door office building.

Located close to the M6.

7 Car Parking Spaces.

15 miles north west of Birmingham.

[bulleys.co.uk/20morston](http://bulleys.co.uk/20morston)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford  
01952 292233

**01902 713333**

Oldbury  
0121 544 2121

View more at [bulleys.co.uk](http://bulleys.co.uk)

## LOCATION

The office building is situated approximately 2 miles to the south east of Cannock town centre and is accessed via the Orbital Way and forms part of the Kingswood Lakeside Employment Park.

Cannock is located approximately 15 miles north west of Birmingham, 8 miles north east of Wolverhampton and 29 miles south of Stoke on Trent.

## DESCRIPTION

The office is an end of terrace unit of brick built construction with accommodation provided over two stories under a pitched tiled roof. Internally the offices comprise a mixture of open plan and cellular offices with suspended ceilings, perimeter trunking, wall mounted electric heaters, kitchenette and wc facilities at first floor level. Car parking is externally provided with 7 allocated spaces.

## ACCOMMODATION

IPMS areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
Ground floor	926	86.01
First floor	<u>1,077</u>	<u>100.05</u>
<b>Total</b>	<b>2,003</b>	<b>186.08</b>

## PURCHASE PRICE

£310,000 Subject to Contract

## PLANNING

Interested parties are advised to make their own enquiries with Cannock Chase Council on 01543 462621.

## RATES

We are verbally advised by Cannock Chase Council that the assessment is as follows:

Rateable Value: £24,750

Rates Payable: £12,177 (April 2019/20)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01543 462621.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade C65.

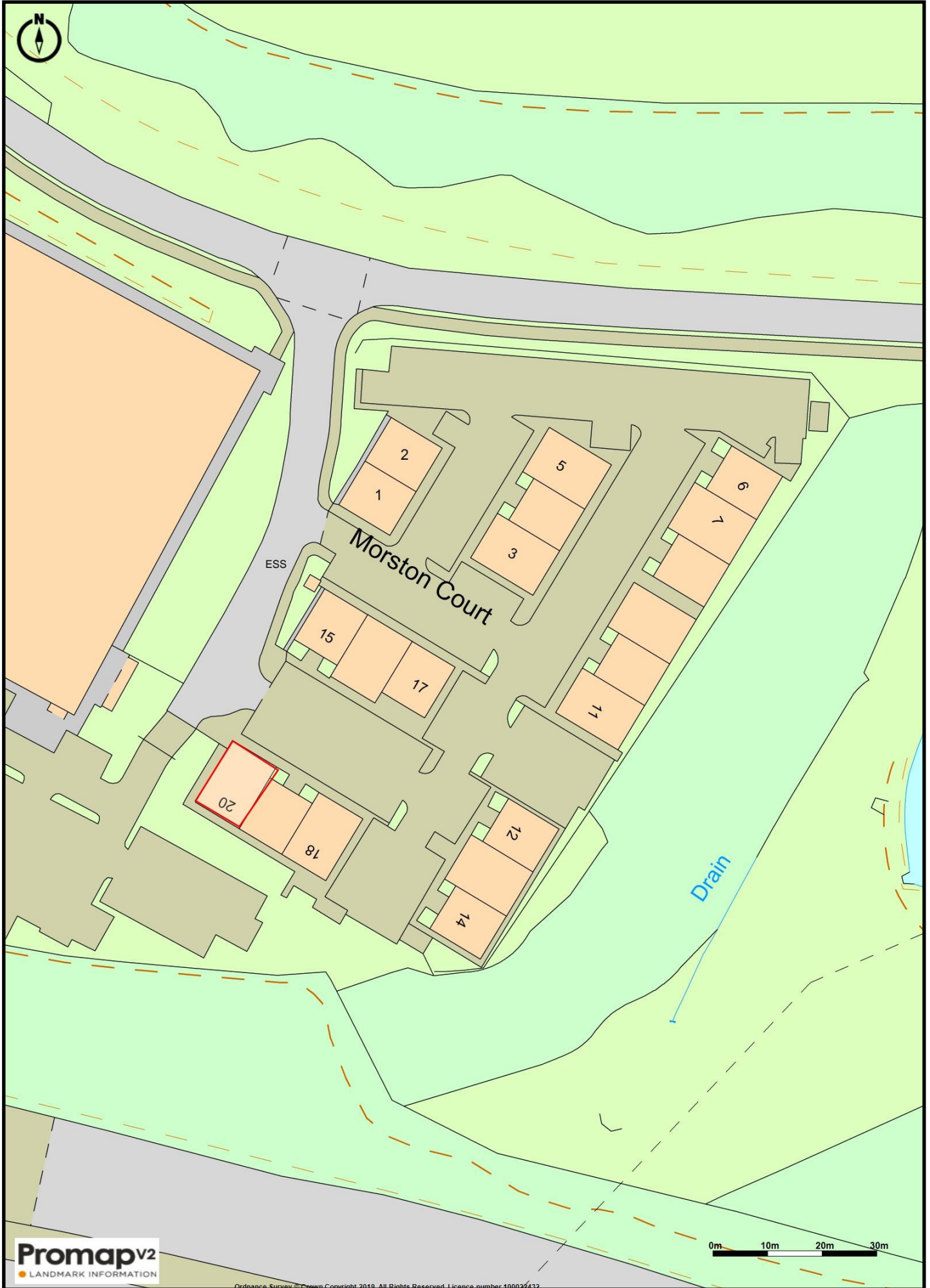
## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/20morston](http://bulleys.co.uk/20morston)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details updated 11/19.



Promapv2  
LANDMARK INFORMATION

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Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:

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