



## Unit 9 Anglesey Business Park, Littleworth Road Hednesford, Staffs, WS12 1NR

- Popular Industrial / Trade Location
- Unit Extends to Approx 3,578 sq ft (332.4 sq m)
- Minimum Eaves Height 5.5m
- Flexible Terms
- EPC Rating E-117



Printcode: 2019521

# Unit 9

## Anglesey Business Park

### Littleworth Road, Hednesford

#### PROPERTY REFERENCE

CA/BP/1999/AWH

#### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

#### AVAILABILITY

Immediate.

#### VIEWING

Strictly by prior appointment with the Agent's Cannock office Tel: 01543 506640 or alternatively through out joint agent's Kingson & Partners Tel: 01543 414300.

#### LOCATION

Anglesey Business Park is located approximately 1 mile south east of Hednesford town centre in a predominantly residential area. Cannock town centre is approximately 2 miles south. The area has excellent road communications being strategically located close to junctions 11 & 12 of the M6 motorway and junction T7 of the M6 Toll Road. The A5 links Cannock to Brownhills and Tamworth and the A34, A462 & A460 provides connections to Walsall, Stafford, Rugeley and Wolverhampton.

#### DESCRIPTION

The property is accessed from Littleworth Road approximately 1/2 a mile to the east of its junction with the B4154, which links in to the A460 Rugeley Road.

Units 1 to 39 have been formed from the division of the Estate's main building which covers approximately 40% of the site.

The unit is of steel framed construction with half height brick elevations surmounted by corrugated cladding. There are 2 covered service bays from which the internal units access.

#### ACCOMMODATION

All measurements are approximate:

Unit 9 approximately **3,578 sq ft (332.4 sq m)**

#### RENT

£18,000 pax plus VAT

#### VAT

The landlord has elected to charge VAT on the above figures.

#### LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

#### TERMS

Full repairing and insuring basis.

#### RATEABLE VALUE

The unit is currently rated with Unit 9, therefore to be reassessed by the Valuation Office.

#### ENERGY PERFORMANCE CERTIFICATE

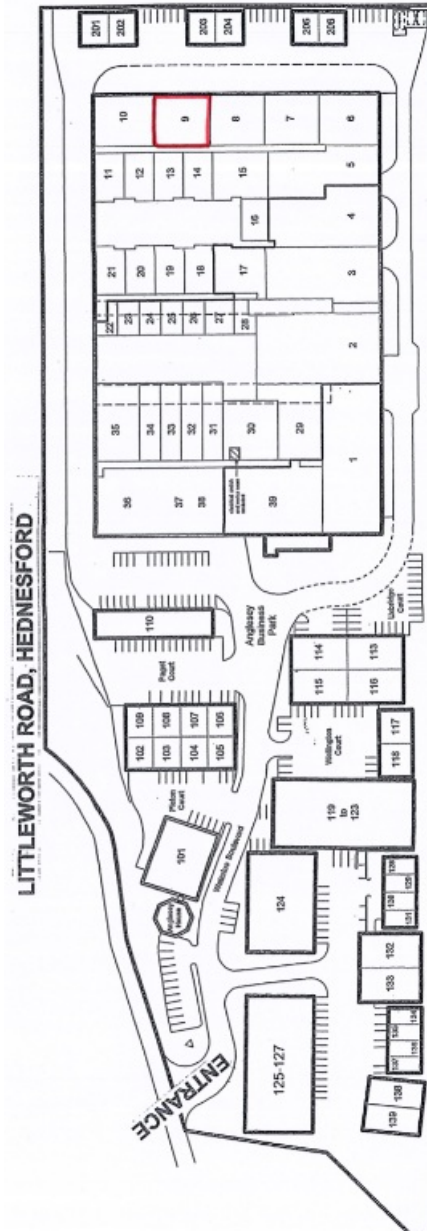
Energy Performance Certificate E-117.

#### SERVICE CHARGE

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

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.



#### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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Tel: 01543 506640

www.adixon.co.uk

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