

INDUSTRIAL UNIT



**Unit 1 Huntington Industrial Estate, Cocksparrow Lane
Huntington, Staffs, WS12 4PB**

- End Terraced Unit Approx 2,100 sq ft (195.1 sq m)
- Minimum Eaves Height 14ft (3.7m)
- Fenced and Gated Estate including CCTV Surveillance
- EPC Rating Awaited



Printcode: 2021616

Unit 1

Huntington Industrial Estate

Cocksparrow Lane, Huntington

PROPERTY REFERENCE

CA/BP/2150/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

LOCATION

The property is situated within Huntington Industrial Estate an established location approximately 2 miles north of Cannock town centre and fronting Cocksparrow Lane which provides a direct link to Stafford Road (A34). Junction T7 of the M6 Toll Road is approximately 4 miles south which in turn provides access to junctions 11 & 12 of the M6 motorway.

DESCRIPTION

The unit is located at the end of an existing terrace within an established industrial estate and includes a warehouse area, ground floor office, with first floor storage and wc. The minimum eaves height is approximately 14ft (3.7m).

ACCOMMODATION

All measurements are approximate:

Warehouse Area 2,100 sq ft (195.1 sq m) includes ground floor office and wc

Outside

2 car parking spaces.

RENT

£12,000 pax No VAT

VAT

VAT is not presently charged on the rent or other outgoings but the landlord reserves the right to do so.

LEASE

A new flexible 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.

RATEABLE VALUE

£7,600 - Valuation Office.

RATES PAYABLE

£3,792.40 - 2021/2022.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Awaited.

LEGAL COSTS

Each party to be responsible for their own legal costs.

AVAILABILITY

Immediate.

VIEWING

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



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