



**Unit 3 Morgans Business Park, Bettys Lane, Norton
Canes, Cannock, Staffs, WS11 9UU**

- Prominent Frontage to Bettys Lane
- Total Area Approximately 2,844 sq ft (264.2 sq m)
- Minimum Eaves Height Approximately 18ft (5.5m)
- EPC Rating C-71



Printcode: 2024419

Unit 3 Morgans Business Park Bettys Lane, Cannock

LOCATION

Morgans Business Park is situated at the junction of Walsall Road (B4154) and Bettys Lane in Norton Canes. The park is approximately 1/4 mile from the A5 Watling Street which in turn links to junction T7 of the M6 Toll Road approximately 2 miles to the west. Junction 11 of the M6 is approximately 3 miles to the south west and junction 2 of the M54 is approximately 4 miles.

DESCRIPTION

The unit which forms part of an existing terrace has a prominent frontage to Bettys Lane with warehouse servicing via the rear communal yard areas. The building is of steel portal framed construction with part brick and plastic coated profile sheet steel cladding incorporating featured glazing panels. Internally the accommodation provides a warehouse area, reception office, wc and kitchen with an additional office and wc on the first floor. The minimum eaves height is approximately 18ft (5.5m) and there is designated car parking to the front of the premises.

ACCOMMODATION

All measurements are approximate:

Ground floor including office	2,454 sq ft	228.0 sq m
First floor office	390 sq ft	36.2 sq m

There are 3 designated car parking spaces.

RENT

£21,330 pax plus VAT.

VAT

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

LEASE

A new 6 year full repairing and insuring lease subject to a rent review at the expiration of the 3rd year of the term.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. This is £713.00 for the current year.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-71.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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PROPERTY REFERENCE

CA/BP/2294/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£18,000.00 - VOA.

RATES PAYABLE

£8,982.00 (2024/2025).

LEGAL COSTS

Each party to bear their own legal costs.

RENT BOND

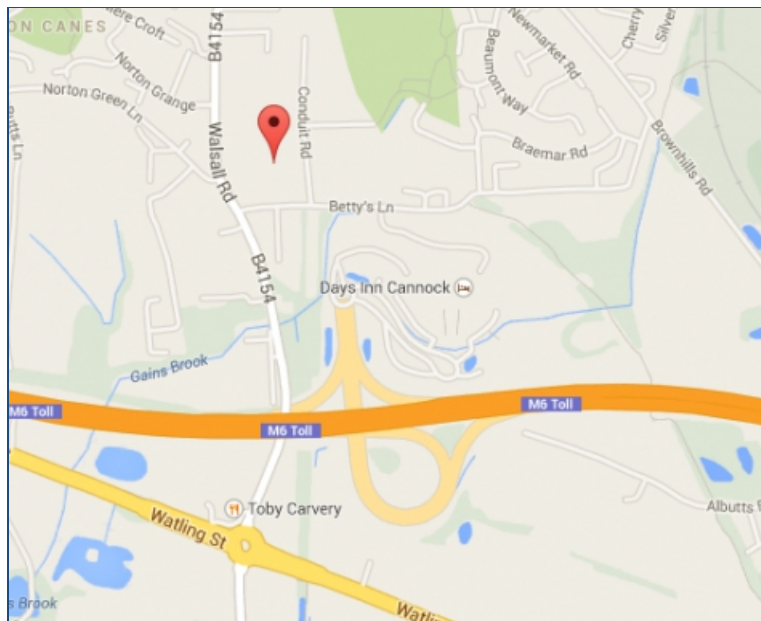
A rent bond equivalent to 3 months rent may be required to be held for the duration of the lease, depending on covenant strength.

AVAILABILITY

May 2024.

VIEWING

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



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