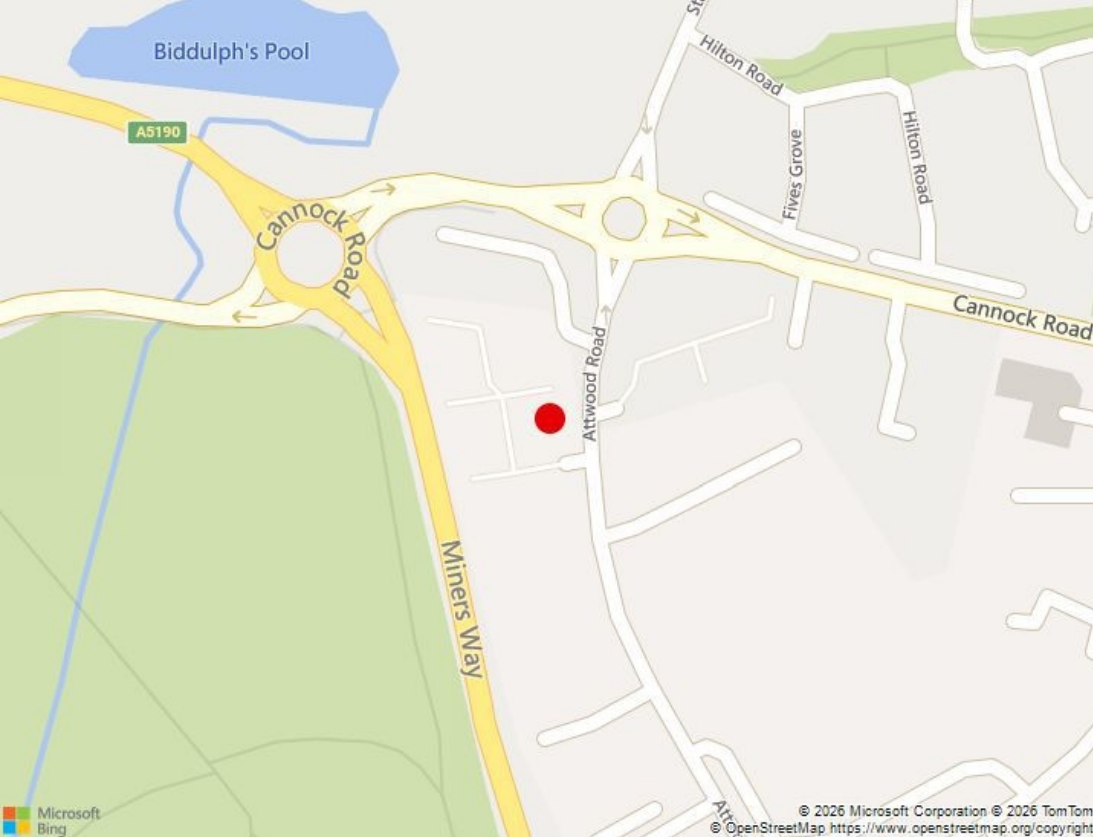


MODERN TWO STOREY COURTYARD OFFICE FOR SALE

7 Newlands Court, Burntwood Business Park, Burntwood, Staffordshire, WS7 3GF

1,010 - 2,020 SqFt (93.83 - 187.66 SqM) | £135,000 offers in excess of





KEY FEATURES

- Excellent location close to the A38, A5 and M6 Toll
- Close proximity to Lichfield, Cannock and Sutton Coldfield
- Modern courtyard office development
- Specification to include suspended ceiling, air conditioning and carpeting throughout

LOCATION

The property is situated fronting Attwood Road within Newlands Court of Zone One Burntwood Business Park. Newlands Court is situated close to the roundabout junction with Cannock Road and Staples Way, with Burntwood town centre being approximately one mile to the east. The property is excellently located for access to the A5 and A38 trunk roads together with the wider Midlands motorway network.

DESCRIPTION

A well fitted modern two-storey purpose built office completed to a high specification with brick and glazed elevations. The accommodation is air conditioned, fully carpeted and has suspended ceilings incorporating recessed lighting, raised floor and double glazed windows. The accommodation has been further improved to include kitchen and WC facilities to both ground and first floors and there is a passenger lift available to the first floor. There are 3 allocated car parking spaces for the ground floor.



Area	SqFt	SqM
Ground Floor	1,010	93.83
First Floor	1,010	93.83
Total Floor Area	2,020	187.66

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TERMS

The Freehold for the whole is available for sale. The Ground Floor shall be vacant. The First Floor was sold in 2010 on a 125-year ground lease at an initial rent of £100 per annum increasing every 25 years by a further £100.

The Ground Floor is also available to let on an Internal Repairing and Insuring lease plus Service Charge for a term of 5 years of multiple thereof.

ASKING PRICE

£135,000 offers in excess of

SERVICE CHARGE

A Service Charge is payable towards the costs of repair and maintenance of common areas. Further details available upon request.

EPC

Energy Performance Rating C-74. Certificate available on request.

BUSINESS RATES

Ground Floor - £11,000

First Floor - £11,000

However, businesses may benefit from 100% small business rates relief may be available to occupiers and therefore they are advised to make their own enquiries with the Local Authority for verification purposes

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



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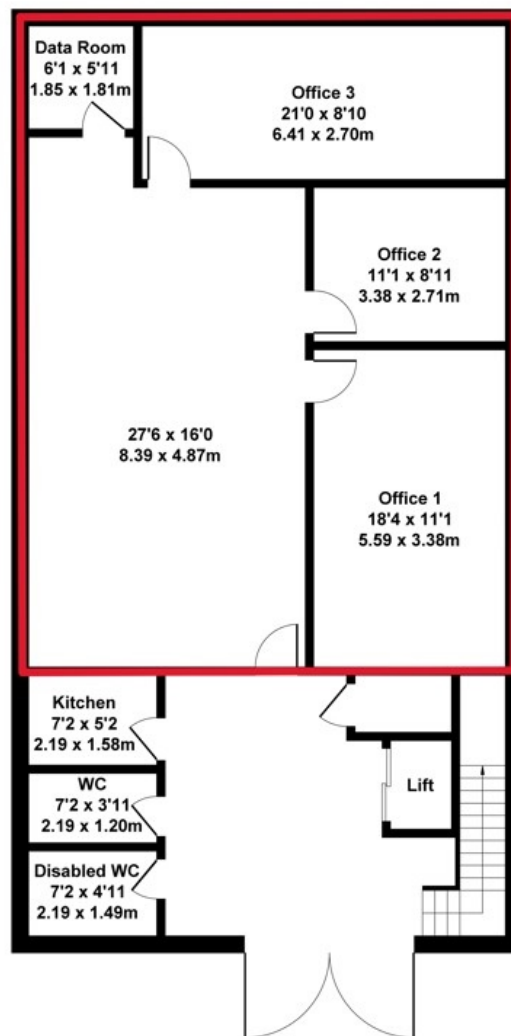


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Unit 7 Newlands Court, Attwood Road, Burntwood Business Park, Burntwood, WS7 3GF

Approximate Gross Internal Area
1442 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2026
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