



Unit 28A Zone 2 Burntwood Business Park, Ring Road, Burntwood, Staffs, WS7 3JG

- Unit Approximately 2,886 sq ft (268.1 sq m)
- Includes Offices & Ancillary
- Electric Roller Shutter Door
- Minimum Eaves Height 5m
- CCTV Estate Security
- EPC Awaited



Printcode: 20260325

Unit 28A Zone 2 Burntwood Business Park Ring Road, Burntwood

PROPERTY REFERENCE

CA/BP/1979/28A/a0326/ELH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

LOCATION

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from junction 11 of the M6 and eight miles from junction 1 of the M54.

Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.

DESCRIPTION

The unit is of steel portal frame design with profile metal sheet and brick/blockwork walls. The unit benefits from an electric roller shutter door approx 4m height and 3.5m width, with LED lighting and a gas space heater. The minimum eaves height is approx 5m (16ft10").

The offices have suspended ceilings, CAT II lighting and wall mounted electric convector heaters.

ACCOMMODATION

All measurements are approximate:

Unit approximately **2,886 sq ft (268.1 sq m)** which includes office and ancillary area of approximately 307 sq ft (29 sq m).

Outside

There is parking to the front of the unit.

RENT

£29,000 pax plus VAT.

VAT

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

LEASE

A new FRI lease for a minimum of 3 years, subject to a three yearly rent review pattern.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

BUILDING INSURANCE The landlord insures the premises and recharges back to the tenant.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

RATEABLE VALUE

£21,000.00 - 2026/2027 - Valuation Office.

RATES PAYABLE

£9,072.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas. For the current year, this is charged at £0.80 plus VAT per square foot.

LEGAL COSTS

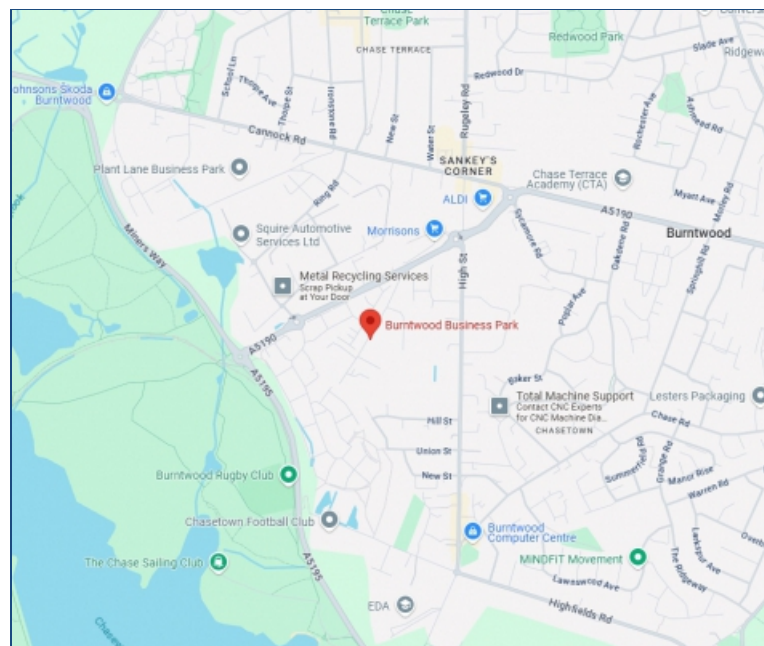
Each party to bear their own legal and professional costs in this matter.

AVAILABILITY

April 2026.

VIEWING

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



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