



Walford Works Premises, 161 - 163 Longford Road Cannock, Staffs, WS11 0LF

- Unit & Offices Approx 10,000 sq ft (929 sq m)
- Large Forecourt
- Main Road Position
- EPC Awaited



Printcode: 202154

Walford Works Premises

161 - 163 Longford Road,
Cannock

LOCATION

The property is situated fronting the Longford Road barely one mile from Cannock town centre and having easy access to the main A5 Watling Street and T7 of the M6 Toll Road. Junctions 11 & 12 of the M6 motorway are approximately 2.5 & 3.5 miles away respectively.

DESCRIPTION

The property comprises a detached unit, originally built around 1950, of light steel frame construction with single storey offices to the front. The property has an eaves height of approximately 10ft (3m). There is a stoned forecourt and side yard.

ACCOMMODATION

All measurements are approximate:

Entrance hall with wc and shower room, further wc and wash hand basin

4 Offices 606 sq ft (56.3 sq m)

2 Industrial Bays:-

- Bay 1 - 4,293 sq ft (399 sq m)
- Bay 2 - 4,266 sq ft (396 sq m) including lower height to the rear

2 wooden access doors

Loading bay with roller shutter door 182 sq ft (16.9 sq m)

2 further storage rooms and kitchen 658 sq ft (61.1 sq m)

Gross Internal Area 10,000 sq ft (929 sq m)

Outside

Large forecourt and small side yard

RENT

£40,000 pax plus VAT.

VAT

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

LEASE

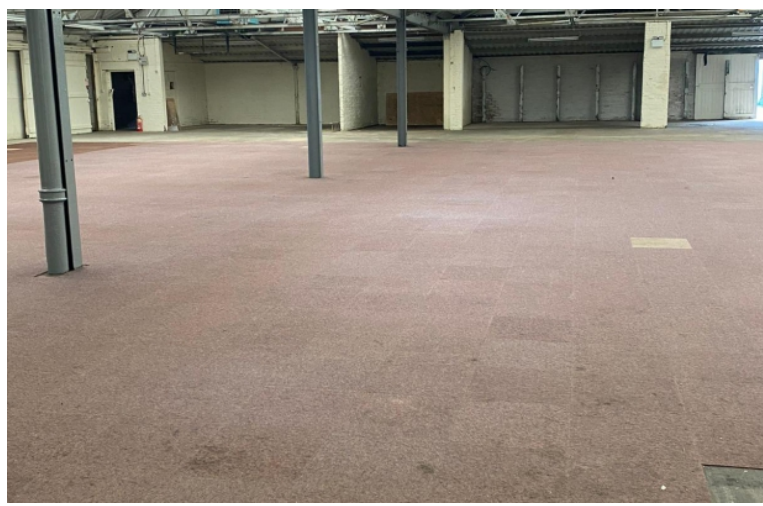
The property is available on a new lease of a minimum of a 3 year term.

TERMS

Full repairing and insuring basis.

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.



PROPERTY REFERENCE

CA/BP/2132/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£27,000 - Valuation Office.

RATES PAYABLE

£13,473 - 2021/2022.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

LEGAL COSTS

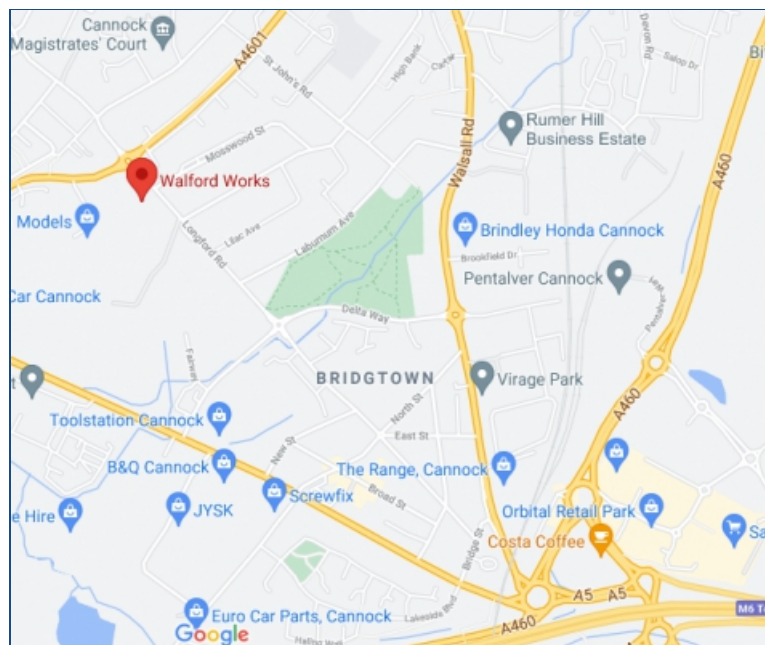
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

VIEWING

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

FURTHER INFORMATION

A security bond will be taken by the landlord's and held throughout the term of the lease.



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