

INDUSTRIAL UNIT



**Units 138 - 139 Anglesey Business Park, Littleworth Road
Hednesford, Staffs, WS12 1NR**

- Popular Industrial / Trade Location
- Unit Approx 5,135 sq ft (477.4 sq m)
- Minimum Eaves Height 5.5m
- Flexible Terms
- EPC Rating D-95



Printcode: 2020326

Units 138 - 139

Anglesey Business Park

Littleworth Road, Hednesford

PROPERTY REFERENCE

CA/BP/2000/a0320/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office Tel: 01543 506640 or alternatively through our joint agent's Kingston & Partners Tel: 01543 414300.

LOCATION

Anglesey Business Park is located approximately 1 mile south east of Hednesford town centre in a predominantly residential area. Cannock town centre is approximately 2 miles south. The area has excellent road communications being strategically located close to junctions 11 & 12 of the M6 motorway and junction T7 of the M6 Toll Road. The A5 links Cannock to Brownhills and Tamworth and the A34, A462 & A460 provides connections to Walsall, Stafford, Rugeley and Wolverhampton.

DESCRIPTION

The property is accessed from Littleworth Road approximately 1/2 a mile to the east of its junction with the B4154, which links in to the A460 Rugeley Road.

The property comprises of a single detached industrial unit being of steel portal frame design with profile clad elevations. The minimum eaves height is approximately 5.5m. There is an office and staff facilities. The unit benefits from its own car park.

ACCOMMODATION

All measurements are approximate:

Units 138 - 139 approximately **5,135 sq ft (477.4 sq m)**

Outside

The units has its own car park

RENT

£28,243 pax plus VAT

VAT

The landlord has elected to charge VAT on the above figures as appropriate.

LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

TERMS

Full repairing and insuring basis.

RATEABLE VALUE

£21,750 - Valuation Office.

RATES PAYABLE

£10,853.25 - 2020/2021.

ENERGY PERFORMANCE CERTIFICATE

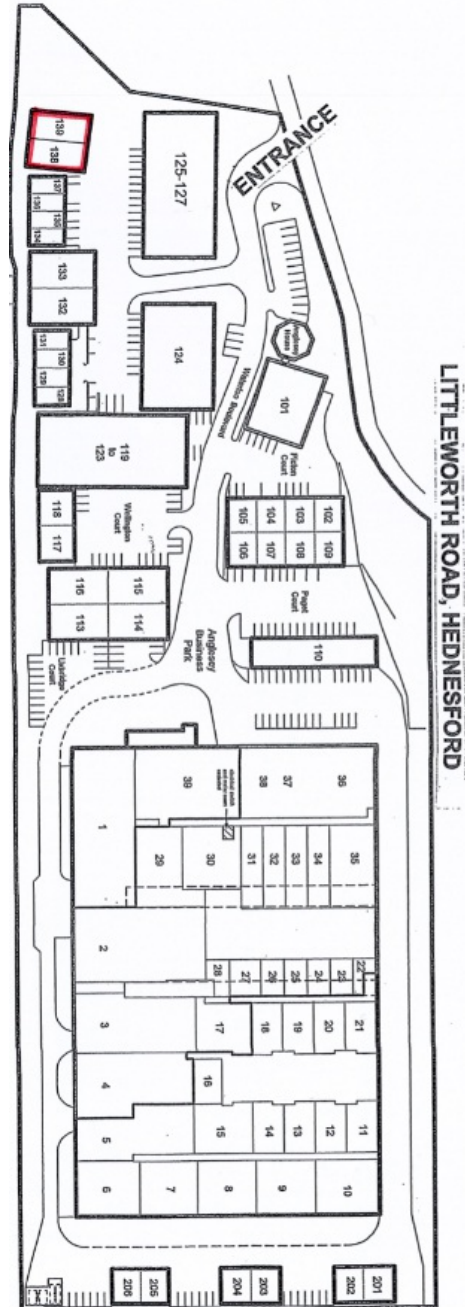
Energy Performance Certificate D-95.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



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