



RAPIDA102
KINGSWOOD LAKESIDE // CANNOCK

FOR SALE / TO LET

AVAILABLE Q1 2019

NEW SPECULATIVE INDUSTRIAL/WAREHOUSE UNIT
102,750 SQ. FT. (9,546 SQ. M.)

WWW.RAPIDACANNOCK.CO.UK

PRIME DISTRIBUTION/MANUFACTURING SITE
EXCELLENT ACCESS TO J11/J12 OF THE M6,
JT7 OF THE M6 TOLL AND A5
**PROMINENT POSITION WITH
VISIBILITY TO M6 TOLL**





A5

A460

NICHOLL FOOD PACKAGING

RHENUS LOGISTICS

FINNING

GESTAMP TALLENT

CANNOCK

CANNOCK GATEWAY

ORBITAL RETAIL PARK

A460

JT7

JT7

SAINSBURYS

AGGREKO

BRIGGS

PENTALVER

CONNECT MILL GREEN OUTLET VILLAGE (ON SITE)

FINNING

BLUE CHIP WORLD

M6DC - 372,000 SQ FT

VEOLIA

FINNING

BIDVEST

HELLERMANN TYTON

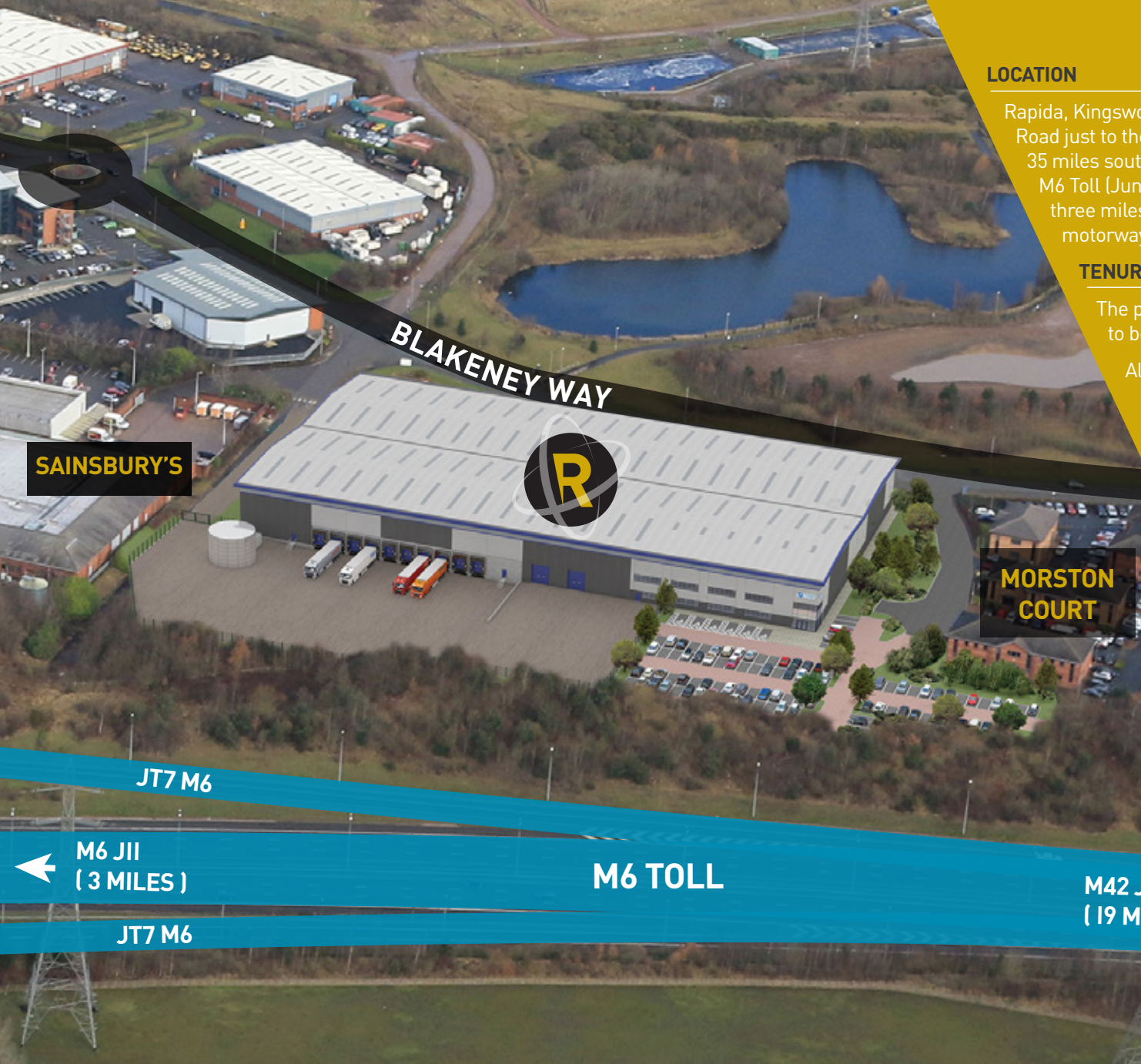
UNILEVER / DHL

A5

M6 TOLL

APC

FIRST CHOICE



LOCATION

Rapida, Kingswood Lakeside is situated in a prime location adjacent to the M6 Toll Road just to the east of Cannock, 21 miles north of Birmingham City Centre and 35 miles south of Stoke-on-Trent. The site is well served by road links to the M6 Toll (Junction T7) approximately one mile to the south and J11 and J12 (M6) three miles to the west, which in turn offers good road links to the national motorway network.

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

Alternatively the building is available on a freehold basis.

PLANNING

B1, B2 and B8.

BUSINESS RATES

To be assessed on completion of the build. Interested parties to discuss potential rates payable with the Local Billing Authority.

ASSISTED AREAS

Rapida, Kingswood Lakeside is located within an area designated as a UK Government Assisted Area from 2014-2020. Assisted Areas are regional locations where additional financial support from the government can be offered to undertakings, typically businesses, under European Commission state aid rules.

For more information visit www.ukassistedareasm.com

DEMOGRAPHICS

Staffordshire has a total population of over 1m people, and increasing to over 3m within an hour drive time. Wages in the region are also approximately 15% lower than the national average.

SAINSBURY'S



MORSTON COURT

BLAKENEY WAY

JT7 M6

← M6 J11 (3 MILES)

M6 TOLL

M42 J9 (19 MILES) →

JT7 M6

MAJOR LOCAL OCCUPIERS INCLUDE:



Source: makelstokeandstaffs

SITE SPECIFICATION

WAREHOUSE

- 12m clear internal height
- 10 dock loading doors
- 2 ground level doors
- 50KN m2 floor loading
- Power: up to 1 MVA

EXTERNAL

- Secure 50m service yard
- 105 car park spaces
- Security lighting

OFFICES

- First floor offices
- Raised floors
- Heating & comfort cooling
- Passenger lift
- Male and female W.C.



RAPIDA102
KINGSWOOD LAKESIDE // CANNOCK



ACCOMMODATION

Gross Internal Area	SQ. M.	SQ. FT.
WAREHOUSE	8,994	96,810
GROUND FLOOR OFFICE / CORE	92	990
FIRST FLOOR OFFICE	460	4,950
TOTAL	9,546	102,750

SITE AREA 2.28 HECTARES / 5.65 ACRES



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UNILEVER / DHL

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ORBITAL
RETAIL PARK

CANNOCK
GATEWAY

JUNCTION T7

A5

TO M6 &
BIRMINGHAM

TRAVEL DISTANCES (DRIVE TIMES)

MOTORWAY JUNCTIONS

- Junction 11 of the M6 – 3.6 miles (8 mins)
- Junction 12 of the M6 – 4.9 miles (10 mins)
- Junction 10 of the M6 – 8.8 miles (13 mins)

TOWNS & CITIES

- Wolverhampton – 9.6 miles (26 mins)
- Walsall – 10.2 miles (19 mins)
- Tamworth – 17.3 miles (24 mins)
- Stafford – 18.8 miles (27 mins)
- Birmingham – 20.2 miles (28 mins)
- Telford – 21.5 miles (27 mins)
- Solihull – 30.4 miles (33 mins)
- Stoke-on-Trent – 31.4 miles (37 mins)
- Coventry – 35.1 miles (41 mins)

RAIL FREIGHT TERMINALS

- BIFT, Dordon – 20.6 miles (27 mins)
- Freightliner, Birmingham – 21.1 miles (30 mins)
- Hams Hall RFT, Coleshill – 21.3 miles (24 mins)

AIRPORTS

- Birmingham – 27.3 miles (31 mins)
- East Midlands – 42.2 miles (46 mins)
- Manchester – 66.5 miles (1 hour 18 mins)

Source: theaaa.com

Trebor Developments LLP is a privately owned partnership based in Birmingham and carry out property developments throughout the UK. They are recognised as a highly successful and progressive development company, carrying out a wide range of commercial projects. Development has been undertaken independently or in a range of joint ventures with development partners, land owners, funds and public sector parties. Trebor Developments' mission is to deliver value for money, sustainable and purpose-designed commercial property to meet their clients' requirement.

Website: www.trebordevelopments.co.uk

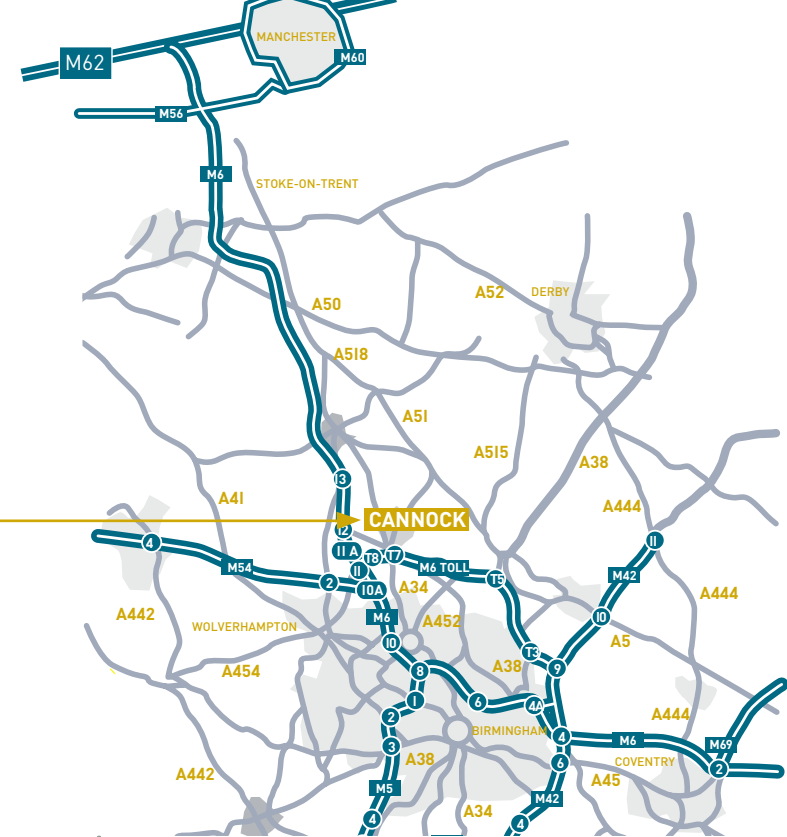
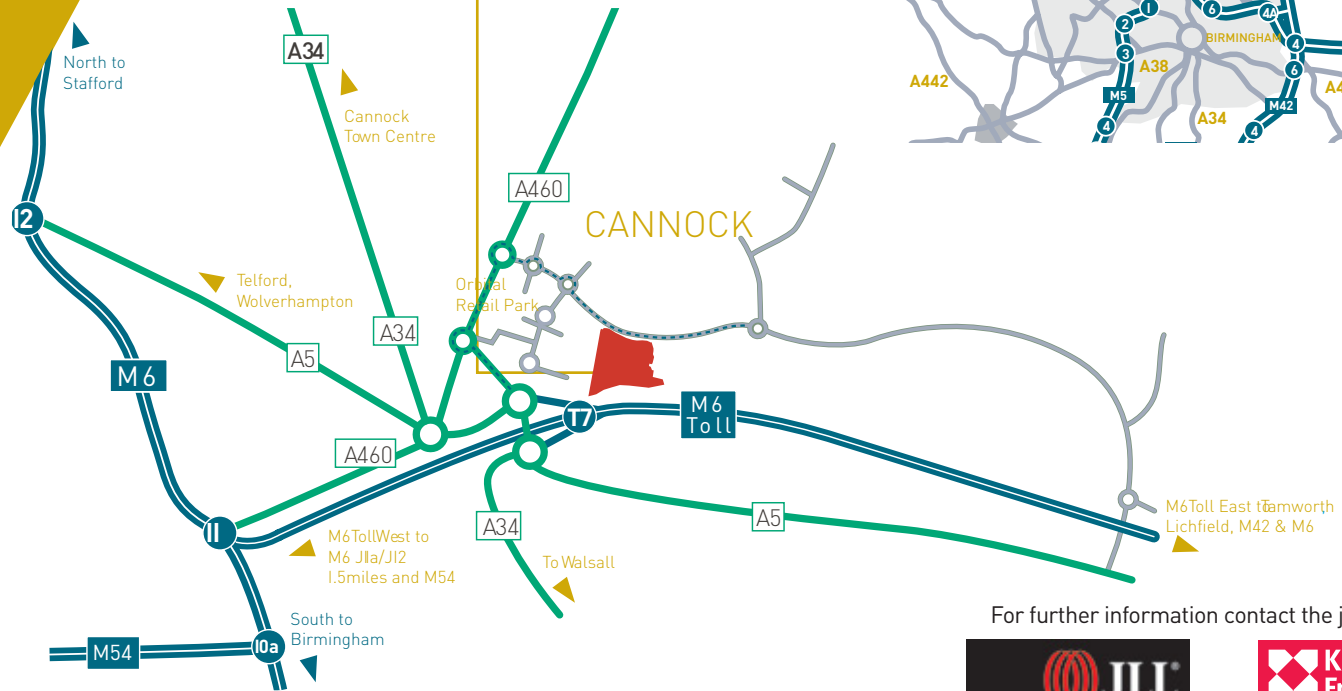


in FOLLOW TREBOR

Funded by:



WS11 8JB



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