



Plot 30 Hollies Business Park, Hollies Park Road, Cannock, Staffs, WS11 1DB

- Open Storage Yard
- 0.25 Acres (0.1 Hectare)
- Popular Business Estate
- Close to Cannock Town Centre
- Fully Fenced and Surfaced



Printcode: 20250814

Plot 30 Hollies Business Park

Hollies Park Road, Cannock

LOCATION

The property is situated on Hollies Business Park which is approached from the A5190 Lichfield Road and lies approximately half a mile east of Cannock town centre and all its amenities. Access to T7 of the M6 Toll Road and the A5 is approximately 1.5 miles away with junctions 11 and 12 of the M6 motorway being 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a fenced and surfaced yard which is mainly level and rectangular in shape. There is a water supply to the plot.

ACCOMMODATION

All measurements are approximate:

Open Storage Yard extending to approximately 0.25 acre (0.1 hectare).

RENT

Offers around £20,000 pax plus VAT.

VAT

VAT will be charged on the rent and other outgoings.

LEASE

The property is offered on a new lease.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

The hours of business are restricted to between 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. No Sunday or Bank Holiday working.

There is also a restriction that no materials can be stored on the site to a height that exceeds the acoustic fencing.

A security bond will be required by the Landlords.

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/2448/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

SERVICE CHARGE

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

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 incoming tenant.

VIEWING

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



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