



**Unit 19A Chasewater Heaths Business Park,  
Cobbett Road, Burntwood, Staffs, WS7 3GJ**

- Trade Counter Unit
- Approx 6,092 sq ft (565.9 sq m)
- Ground & First Floor Accommodation
- Car Parking
- Available Immediately
- EPC Rating D-89



Printcode: 2019110

# Unit 19A Chasewater Heaths Business Park, Burntwood

## LOCATION

Chasewater Heaths Business Park is located on Cobbett Road just off the A5190 Cannock to Lichfield Road within 3 miles of the A5 and 5 miles from junction 12 of the M6 motorway. It is located approximately 4 miles to the east of Cannock and 9.5 miles to the west of Lichfield.

## DESCRIPTION

Chasewater Heaths Business Park is a modern development comprising 11 brick clad units and steel portal frame. The units internally comprise ground floor workshop, storage areas with a level access roller shutter and open plan office area to the first floor with good natural light. Externally the estate is attractive and well landscaped and maintained. The estate is enclosed by a perimeter fence with gated access.

## ACCOMMODATION

All measurements are approximate:

Unit 19A is approximately **6,092 sq ft (565.9 sq m)**

Parking is available

## RENT

£35,029 pax

## VAT

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

## LEASE

The property is offered by way of a new FRI lease for a minimum term of 3 years.

## TERMS

Full repairing and insuring basis.

## PROPERTY REFERENCE

CA/BP/1968/AWH

## LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

## RATEABLE VALUE

£24,000 - Valuation Office.

## RATES PAYABLE

£11,250 - 2018/2019.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-89.

## SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas and for the current year is 0.61p psf.

## LEGAL COSTS

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

## AVAILABILITY

Immediate.

## VIEWING

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

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