



**Unit 10 Anglesey Business Park, Littleworth Road  
Hednesford, Staffs, WS12 1NR**

- Popular Industrial / Trade Location
- Unit Extends to Approx 3,723 sq ft (345.9 sq m)
- Minimum Eaves Height 5.5m
- Flexible Terms
- EPC Rating E-109



Printcode: 2019521

# Unit 10

## Anglesey Business Park

### Littleworth Road, Hednesford

#### PROPERTY REFERENCE

CA/BP/1999/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 out 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.

Units 1 to 39 have been formed from the division of the Estate's main building which covers approximately 40% of the site.

The unit is of steel framed construction with half height brick elevations surmounted by corrugated cladding. There are 2 covered service bays from which the internal units access.

#### ACCOMMODATION

All measurements are approximate:

Unit 10 approximately **3,723 sq ft (345.9 sq m)**

#### RENT

£18,750 pax plus VAT

#### VAT

The landlord reserves the right 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

£14,750 - Valuation Office.

#### RATES PAYABLE

£7,242.25 - 2019/2020.

#### ENERGY PERFORMANCE CERTIFICATE

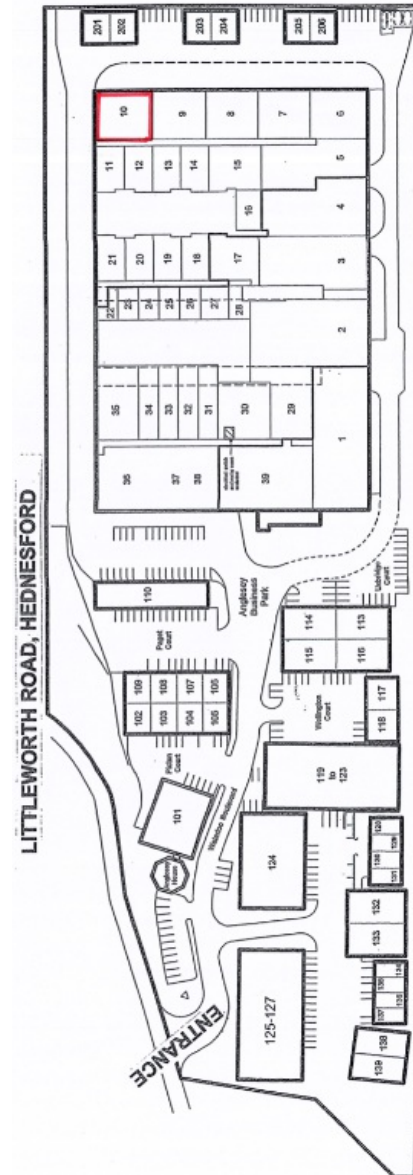
Energy Performance Certificate Rating E-109.

#### 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

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.

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