



## Units 18 & 19 Brindleys Business Park, Chaseside Drive Cannock, Staffs, WS11 7GD

- Unit Approximately 3,156 sq ft (293.16 sq m)
- Office, Kitchen & WC Facilities
- Allocated Car Parking
- Suitable for Roadside/Trade Counter Use
- EPC Awaited



Printcode: 2019829

# Units 18 & 19

## Brindleys Business Park

### Chaseside Drive, Cannock

#### PROPERTY REFERENCE

CA/BP/2019/AWH

#### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

#### LOCATION

Brindley Business Park is situated on Chaseside Drive off the A460 East Cannock Road within the Hawks Green area of Cannock. The property benefits from good road communications being approximately 1 mile north of junction T7 of the M6 Toll Road and the A5 trunk road. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles distant respectively.

Nearby occupiers include Vets 4 Pets, Nuffield Health and Fitness Centre, KFC and City Plumbing.

#### DESCRIPTION

The premises comprises of a steel portal framed unit being part brick and blockwork and part profile plastic coated cladding and has a roller shutter door. There is an office, kitchenette and separate wc's and a mezzanine floor. The unit benefits from allocated car parking.

#### ACCOMMODATION

All measurements are approximate:

UNIT	SQ FT	SQ M
18 - Ground	1,159	107.63
Mezzanine	837	77.78
19 - Ground	1,160	107.74
<b>Total</b>	<b>3,156</b>	<b>293.16</b>

#### Outside

Allocated car parking

#### RENT

£20,000 pax plus VAT

#### VAT

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

#### LEASE

The premises are offered on a new full repairing and insuring 6 year lease subject to a rent review at the expiration of the third year of the term.

#### TERMS

Full repairing and insuring basis.

#### FURTHER INFORMATION

A rent bond equivalent to 3 months rent.

#### 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.

#### RATEABLE VALUE

£10,500 - Valuation Office.

#### RATES PAYABLE

£5,155.50 - 2019/2020.

#### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

#### SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. The figure for the current year is £515 plus VAT.

#### LEGAL COSTS

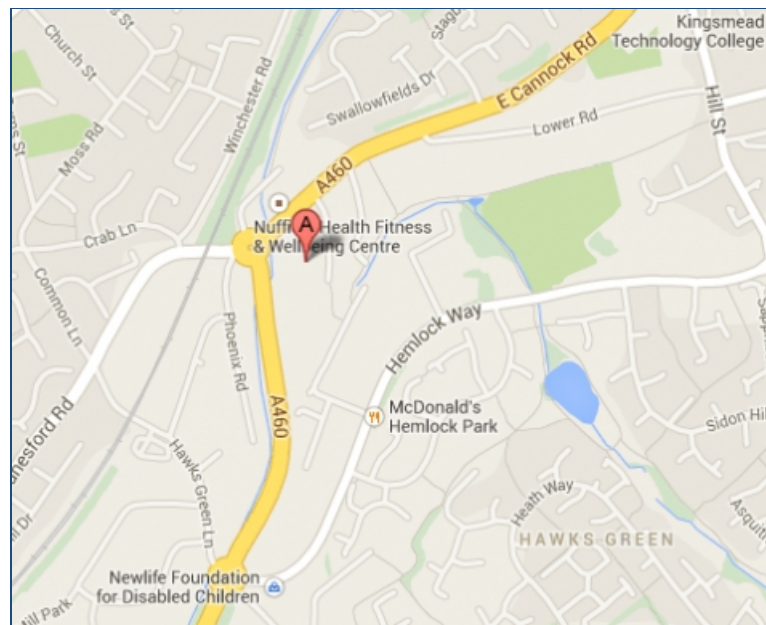
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

#### AVAILABILITY

Immediate.

#### VIEWING

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



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