

INDUSTRIAL PREMISES



Anchor Point, Walsall Road, Norton Canes, WS11 9NS

- Warehouse Space from 2,000 sq ft (185.8 sq m) to 120,000 sq ft (11,148.4 sq m)
- Offices from 250 sq ft (23.2 sq m) to 12,000 sq ft (1,858 sq m)
- Compounds from 0.5 Acres (0.202 ha) to 2 Acres (0.809 ha)
- May Split
- EPC Rating C-64



Printcode: 202161

Anchor Point

Walsall Road, Norton Canes

LOCATION

Cannock is located approximately 11 miles north of Wolverhampton and 10 miles south of Stafford being linked via the A34 trunk road. The area benefits from good road communications with direct access to junctions 11 and 12 of the M6 motorway approximately 2 and 3 miles distant respectively and junction T7 of the M6 Toll Road being situated at its intersection with Watling Street (A5) approximately 1 mile from the subject property.

Norton Canes is a mixed use area being approximately 1/4 of a mile north of Watling Street (A5).

DESCRIPTION

The property comprises of a large industrial complex to include extensive ground and first floor offices and interconnecting warehouse/workshop bays to the rear. The premises are of steel portal frame design with a minimum eaves height of approximately 5m and roller shutter servicing doors to the elevations.

The total site area extends to just over 8 acres (3.24 hectares). The premises are to be split to provide individual warehouse space together with yard and office accommodation to suit individual requirements.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M	TO	SQ FT	SQ M
Warehouses	2,000	185.8		120,000	11,148.4
Offices	250	23.2		20,000	1,858.0
	ACRES	HA		ACRES	HA
Compounds	0.5	0.202	2		0.809

RENT

Upon Application

VAT

VAT will be charged on the rent and other periodic outgoings.

LEASE

The premises are offered by way of new 6 year full repairing and insuring terms subject to a rent review at the end of the third year of the term.

TERMS

Full repairing and insuring basis.

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.



PROPERTY REFERENCE

CA/BP/2147/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

SERVICE CHARGE

A site service charge will be implemented for the maintenance and upkeep of the common areas.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-64.

AVAILABILITY

Autumn, 2021.

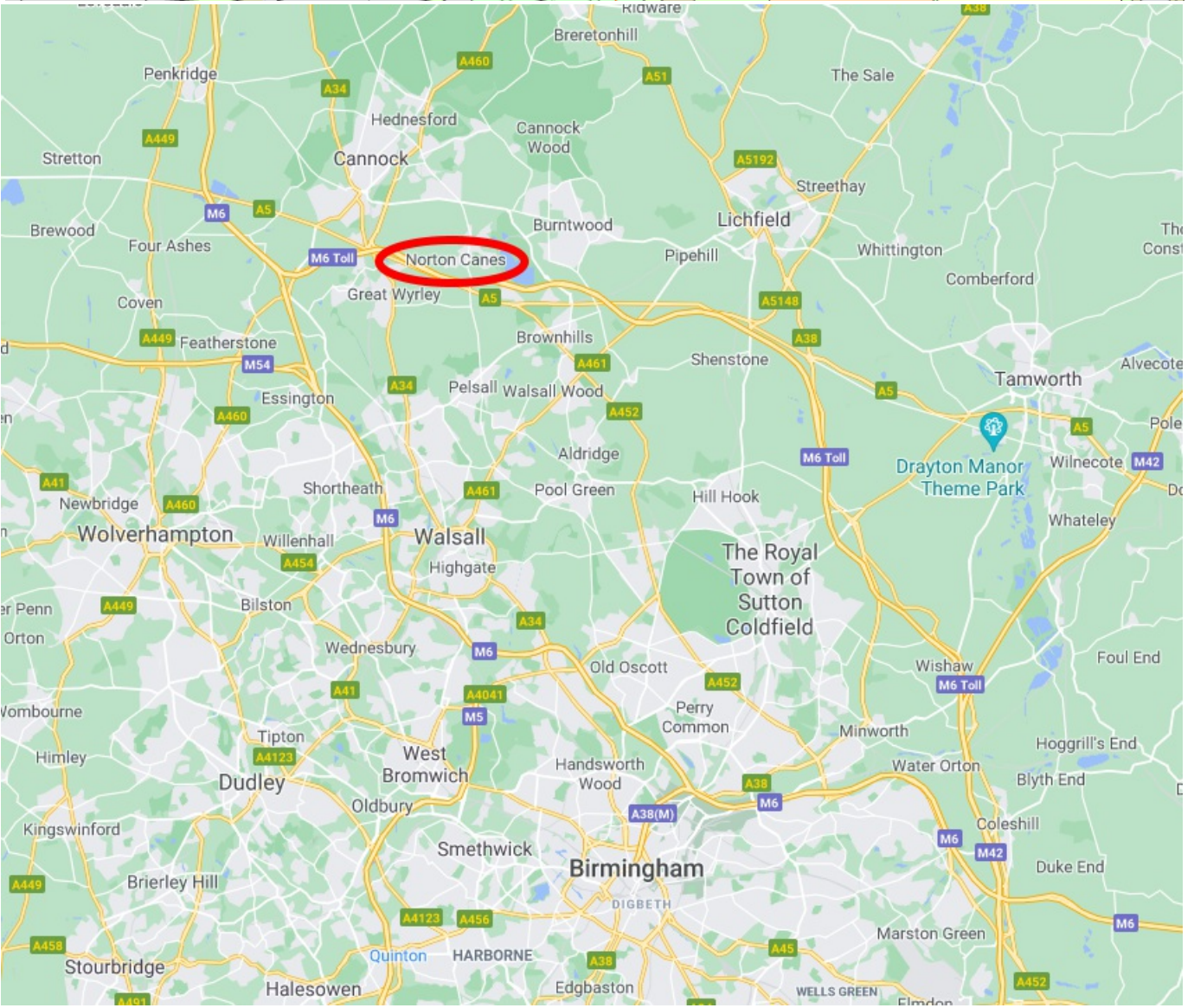
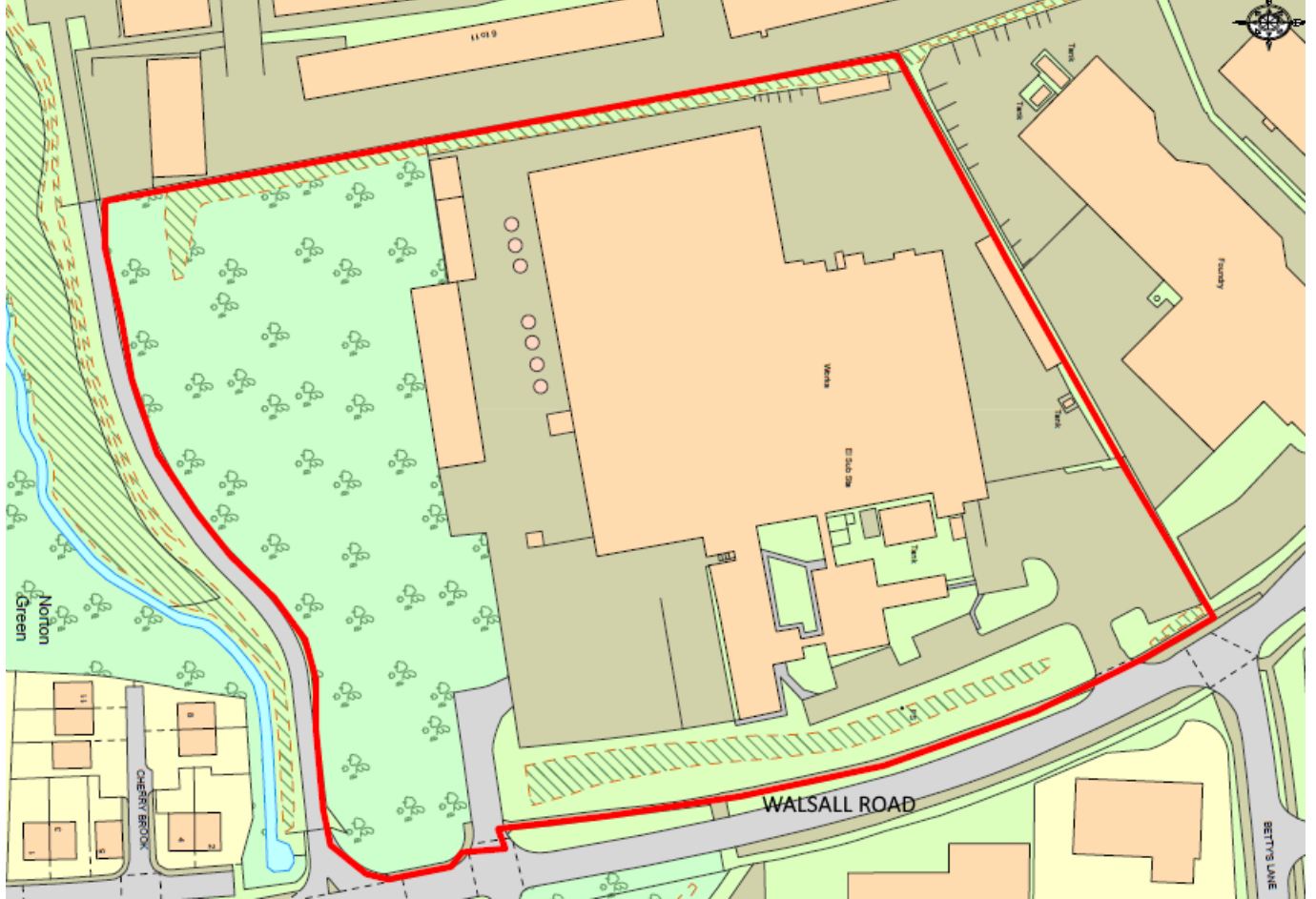
VIEWING

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

Tel: 01543 506640

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