

TRADE/WAREHOUSE PREMISES



**Unit 5A Hollies Park, Hollies Park Road
Cannock, Staffs, WS11 1DW**

- Approximately 2 miles from Junction T7 of the M6 Toll Road
- Total Gross Internal Area 10,074 sq ft (936 sq m)
- Next to Wickes DIY
- Trade Counter Access
- Two Storey Offices
- Palisade Fenced and Gated Yard
- EPC Rating E-102



Printcode: 202064

Unit 5A Hollies Park

Hollies Park Road, Cannock

LOCATION

The premises are located adjacent to Wickes DIY within the Hollies Park development with direct access from the A5190 Lichfield Road, approximately 1/4 of a mile east of Cannock town centre. Cannock benefits from good road communications with a direct link to the M6 Toll Road via junction T7, and both junctions 11 and 12 of the M6 motorway are approximately 2 miles equidistant.

DESCRIPTION

The premises provide a modern purpose built Trade Counter/Warehouse facility being of steel portal framed construction incorporating part brick and block work detailed elevations with further metal plastic coated cladding on both the walls and roof, the latter incorporating 10% translucent light panels.

The minimum eaves height is approximately 17ft 3ins (5.25m) with a concrete floor. There are ground and first floor offices. There are two electrically operated roller shutter access doors.

There is an enclosed yard with gated access.

ACCOMMODATION

All measurements are approximate:

GROUND FLOOR

Trade Counter/Warehouse & Offices 9,041 sq ft (840 sq m)

First Floor

Offices 1,033 sq ft (96 sq m)

Total 10,074 sq ft (936 sq m)

RENT

£60,000 pax plus VAT.

VAT

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

LEASE

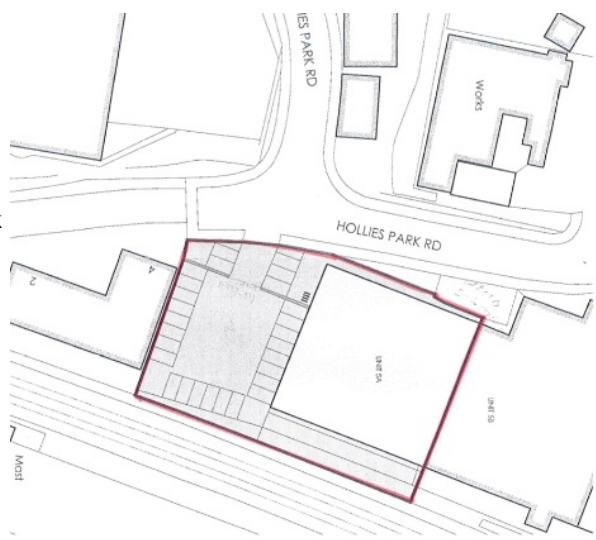
A new 10 year lease subject to a rent review at the expiration of the 5th year of the term.

TERMS

Full repairing and insuring basis.

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/2076/ELH

LOCAL AUTHORITY

Cannock Chase Council 01543 462621

RATEABLE VALUE

£41,750

RATES PAYABLE

£21,376.00 (2020/2021).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate rating E-102

SERVICE CHARGE

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

LEGAL COSTS

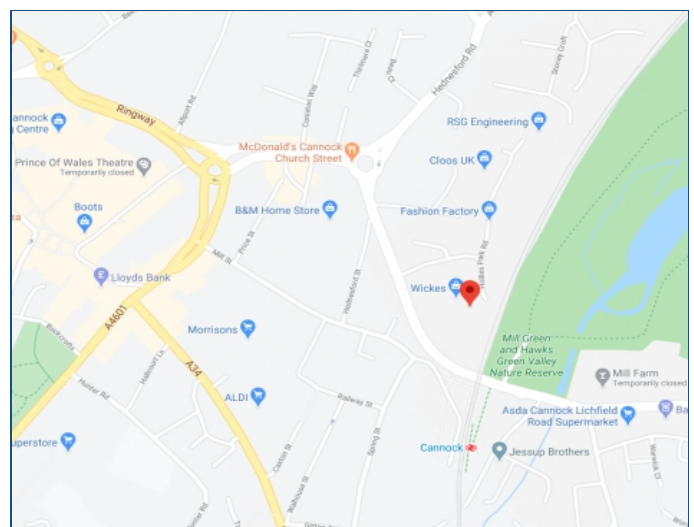
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Subject to conclusion of division works

VIEWING

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



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