



PROGRESS DRIVE

CANNOCK WS11 0JE

Industrial Building

For Sale/To Let

31,579 sq ft (2,993.8 sq m)

➤ Close to A5/M6 Toll ➤ 4.5m eaves

LOCATION

The building is located on Progress Drive off the A34, Walsall Road circa 1 mile south of Cannock town centre. The A5 and T7 of the M6 Toll road are approximately 0.5 miles distant and J11 and 12 of the M6 Motorway are approximately 2.5 miles and 3.5 miles distant respectively.

SPECIFICATION

The property is located on Progress Drive extending to approximately 31,579 sq ft and comprises:

- Steel portal frame
- Eaves height of c.5.5m to 6.5m,
- Painted floors
- Heated and lit.

OFFICE ACCOMMODATION

- Painted and carpeted throughout
- Heated and lit

EXTERNALLY

- Ground Level loading
- Secure rear yard
- Power supply of 500 kva

TERMS/PRICE

Upon application to the agents.

SERVICES

All main services are connected to the property

VAT

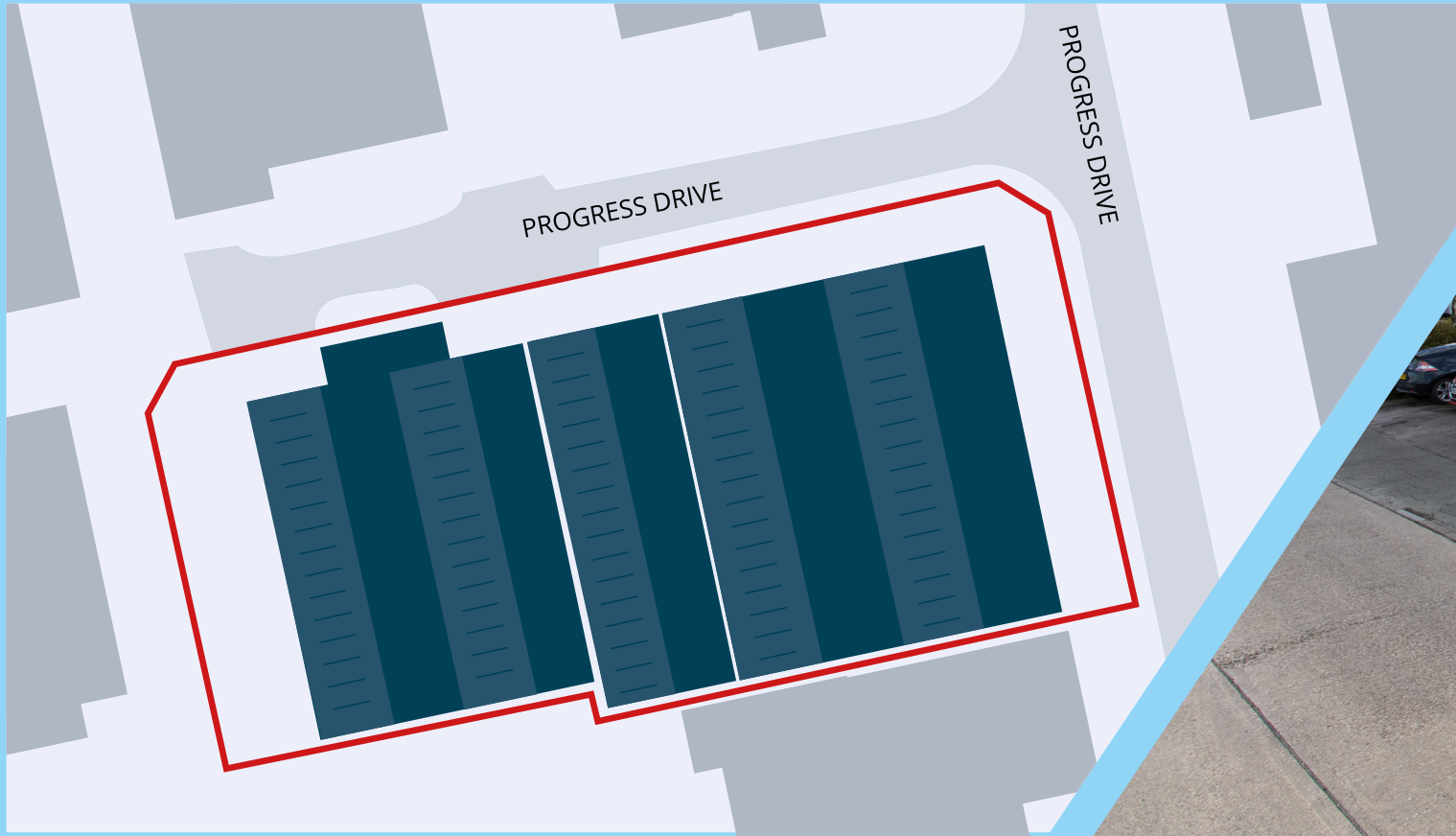
VAT will be chargeable at the current rate.

EPC

Available on request.

RATEABLE VALUE

The property currently has a Rateable Value of £101,000.



ACCOMMODATION

	Sq ft	Sq m
Warehouse / Production area	2,429.6	26,152
Ground Floor offices	228.4	2,458
First Floor offices	275.8	2,969
Total	2,993.8	31,579





VIEWING

Strictly by appointment
with the sole agents.



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IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. January 2021.