



**D&B**

**DESIGN  
& BUILD**

**Zone 3, Burntwood Business Park,  
Burntwood, Staffordshire. W57 3XP**

# Warehouse/Industrial Unit



**6,300 sq.ft**  
(585 sq.m)

- Modern finish
- Building can be tailored to meet reasonable occupier requirements
- Ample unloading/loading and parking spaces

**BULLEYS**  
[bulleys.co.uk](http://bulleys.co.uk)  
**01902 713333**

**LCP**

**01384 400123**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

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## ESTATE BENEFITS

### Security

CCTV covers the park and is monitored 24 hours a day, 7 days a week. In addition, outside of normal working hours frequent mobile security patrols are carried out. Tenants have access to their properties 24 hours a day, 7 days a week.

### Business Park Maintenance

LCP are responsible for the maintenance of park roads and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place. The estate benefits from a planned on-going maintenance programme.

### Refreshments

A wide range of facilities are within walking distance of the park including Morrisons & Aldi supermarkets as well as Burntwood High Street.

### Onsite Facilities

Tenants on the park have the added benefit of access to public weighbridge (open 24 hrs) and a flexible storage facility with overhead 100t crane.

### Rent & Rates

On application.

### Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

TBC Further information available upon request.

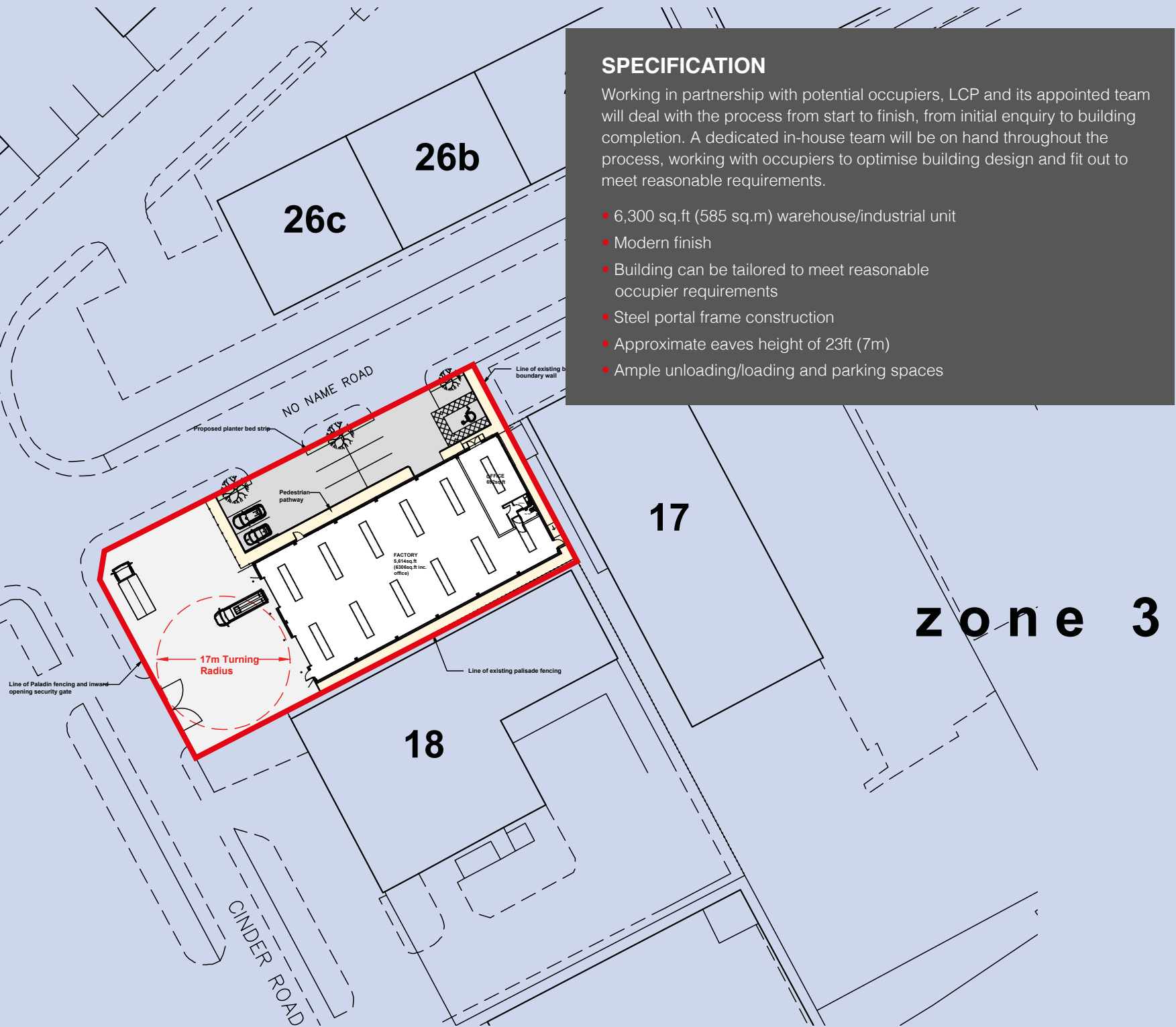
### Planning

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## SPECIFICATION

Working in partnership with potential occupiers, LCP and its appointed team will deal with the process from start to finish, from initial enquiry to building completion. A dedicated in-house team will be on hand throughout the process, working with occupiers to optimise building design and fit out to meet reasonable requirements.

- 6,300 sq.ft (585 sq.m) warehouse/industrial unit
- Modern finish
- Building can be tailored to meet reasonable occupier requirements
- Steel portal frame construction
- Approximate eaves height of 23ft (7m)
- Ample unloading/loading and parking spaces



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### LOCATION - WS7 3XP

A well-known business park with over 70 units and 700,000 sq.ft (65,032 sq.m) of commercial property, situated between Cannock and Lichfield on the A5190. The park is just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54. Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles.

Birmingham Airport is just 40 minutes' drive with direct flights to Ireland, Amsterdam, Brussels, Paris, Frankfurt, Dubai & New York. Direct trains from Lichfield, Cannock and Walsall and means London is less than a two hour commute. Liverpool and Bristol Ports are less than 100 miles and with such great motorway links distribution is made easy.

Tenants include: Rockwool, Fedex UK, Partridge Transport and Uniseal.

### VIEWING

Strictly via prior appointment with the appointed agent:



James Bird 07894 930592  
james.bird@bulleys.co.uk

Noel Muscutt 07970 283703  
Noel.Muscutt@bulleys.co.uk



Paula James 07798 683995  
Industrial Sales Manager  
PJames@lcpproperties.co.uk

### APPROXIMATE TRAVEL TIMES

- M6 Toll Road Junction T6 2 mins
- Birmingham City Centre 30 mins
- M6 Junction 12 10 mins
- M6 Junction 10 20 mins

#### MISREPRESENTATION ACT 1967

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#### SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.