

**TRADE / WAREHOUSE PREMISES**



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

- 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: 2016316

# Unit 5A Hollies Park

## Hollies Park Road, Cannock

### LOCATION

The premises are located adjacent to Wickes DIY within the Hollies Park 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)
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#### First Floor

Offices	1,033 sq ft	(96 sq m)
<b>Total</b>	<b>10,074 sq ft</b>	<b>(936 sq m)</b>

### RENT

£58,000 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

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### PROPERTY REFERENCE

CABP/1309A/ELH

### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

### RATEABLE VALUE

To be assessed.

### RATES PAYABLE

To be assessed.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate rating E-102

### 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.

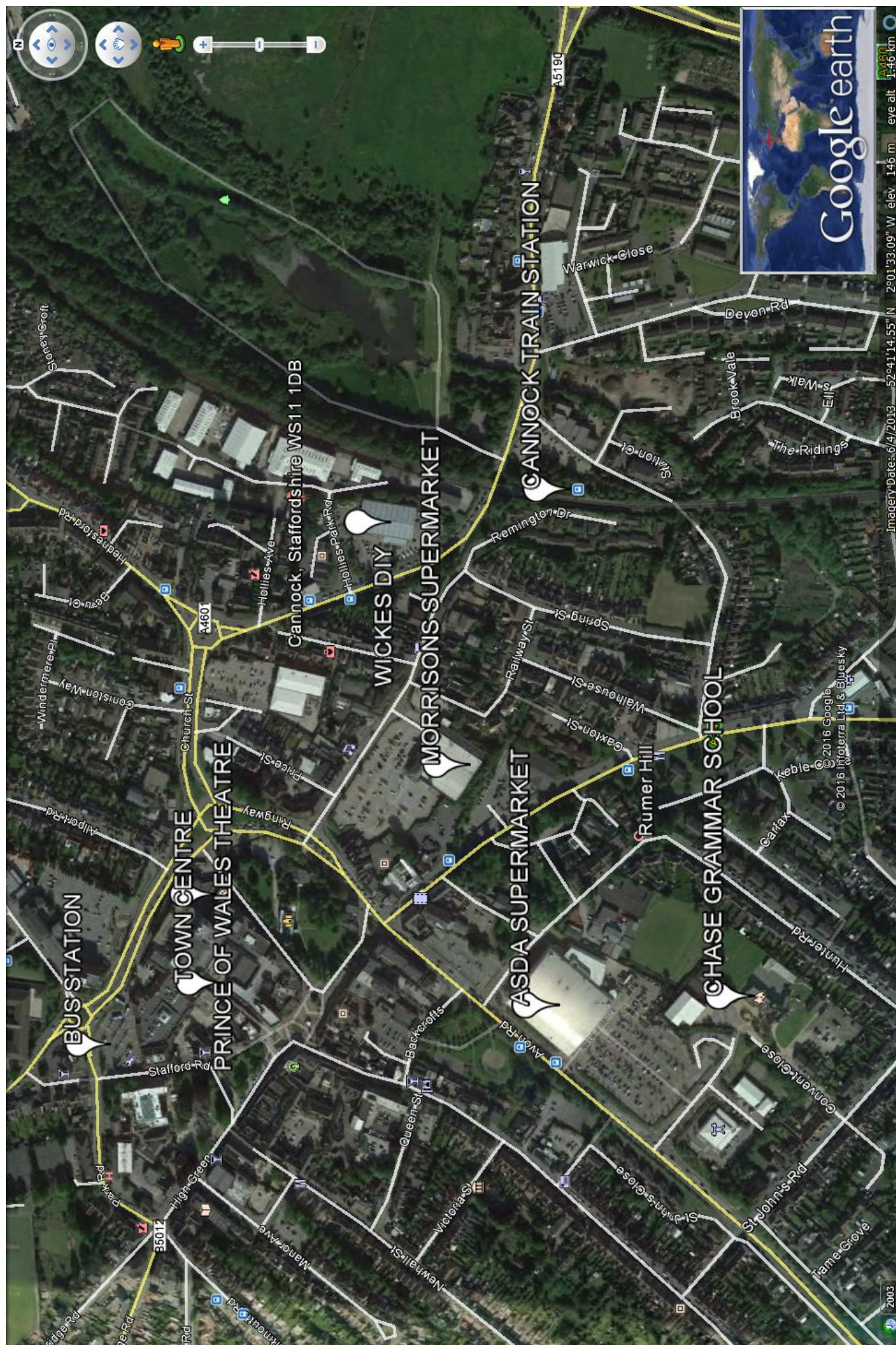
### VIEWING

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

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**www.adixon.co.uk**

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4 Hallcourt Crescent, Cannock  
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