



Adini House, Wolverhampton Road **Wedges Mills, Cannock, Staffordshire, WS11 1ST**

- Detached two-storey office building extending to 3,121 sq ft (290 sq m)
- On site car parking/forecourt to the front with space for 25 vehicles
- Secure, self-contained site of circa 0.21 acres with gated access
- Located approximately 1 mile from M6 and M6 Toll motorway junctions

Adini House

Wedges Mills, Cannock

LOCATION

The property is located in Cannock in the county of Staffordshire, Cannock being the most populous of the three towns in the Cannock Chase district. It lies to the north of the West Midlands conurbation and approximately one mile east of Junctions 11 and 12 of the M6 motorway and just to the south of Cannock Chase, an Area of Outstanding Natural Beauty (AONB).

The property itself is situated in the Wedges Mills area of the town and enjoys a prominent roadside position fronting onto the A460 Wolverhampton Road, being the main road between the M6 (Junction 11) and Cannock town centre, in close proximity to Longford Island.

DESCRIPTION

The property comprises a detached two-storey office building of traditional cavity brick construction surmounted by a flat felt roof, having double glazed UPVC windows and doors throughout.

Internally, there is an entrance lobby and reception area at ground floor level, leading to a number of individual offices, computer rooms and stores. There are additional offices on the first floor, together with a staff canteen. There are also WC facilities on both floors. The accommodation is mainly carpeted throughout and benefits from fluorescent lighting and electric storage heaters.

Externally, to the front of the building there is a paved car park with a provision for 25 car parking spaces. The site is securely fenced with a gated access point directly off Wolverhampton Road.

ACCOMMODATION

Ground floor	1,560 sq ft	145 sq m
First floor	1,560 sq ft	145 sq m
Total Area	3,120 sq ft	290 sq m
Total Net Internal Area	2,366 sqft	220 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: 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 purchaser or tenant 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 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.



PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

LOCAL AUTHORITY

Cannock Chase Council, Civic Centre, Beecroft Road, Cannock, WS11 1BG
Tel: 01543 462621

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £23,250.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

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Email: nathan@andrew-dixon.co.uk

Ref: BNF/3471



Printcode: 2019325

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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