



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

- Refurbished two-storey office building extending to 3,120 sq ft (290 sq m)
- Secure, self-contained site of circa 0.21 acres with gated access
- Forecourt providing on site car parking for 25 vehicles
- Two prominent advertising billboards to front of site
- 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, which has recently been refurbished to include a new roof. It also benefits from 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 LED lighting and a central heating system.

Externally, to the front of the building there is a paved forecourt/car park with a provision for 25 car parking spaces, as well as billboards for logo advertisement. 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.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.



Consumer Protection From Unfair Trading Regulations 2008 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.



TENURE

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

RENT

The asking rent is £24,000 per annum exclusive.

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 estimated rateable value of the property as at 1st April 2026 is £33,000.

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.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3471



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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