



## Units 5A & B and 9A, B & C, Progress Drive Cannock, Staffs, WS11 0JE

- Steel Portal Frame Unit Approx 31,579 sq ft (2,993.8 sq m)
- Minimum Eaves Height from 5.5m up to 6.5m
- Two Storey Offices
- EPC Rating Awaited



Printcode: 2021916

# Units 5A & B and 9A, B & C Progress Drive, Cannock

## LOCATION

The property is situated on Progress Drive, just off the main A34 Walsall Road, approximately 1 mile from Cannock town centre. Access to the A5 and junction T7 of the M6 Toll Road at Churchbridge is approximately 1/4 of a mile distant. Access to junctions 11 & 12 of the M6 motorway is approximately 4 miles distant.

## DESCRIPTION

The property includes 3 interconnecting bays with an enclosed rear yard. The premises are of steel portal frame design with a minimum eaves height varying from 5.5m to 6.5m. There is two storey office accommodation together with a main reception and staff parking facilities.

## ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Warehouse/Production Area	26,152	2,429.6
Ground Floor Offices	2,458	228.4
First Floor Offices	2,969	275.8
<b>Total</b>	<b>31,579</b>	<b>2,993.8</b>

## ASKING PRICE

Sale - £1,400,000  
Rent - £142,000 pax

## VAT

VAT will be chargeable on the sale price/rent.

## LEASE

A new 10 year FRI lease subject to a 5 year rent review.

## TERMS

TENURE: Freehold.

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. 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 purchasers or tenants 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 Messrs. 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.



## PROPERTY REFERENCE

CA/BP/2159/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

We believe that the rateable value of the property is currently combined with another and needs to be split.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

## LEGAL COSTS

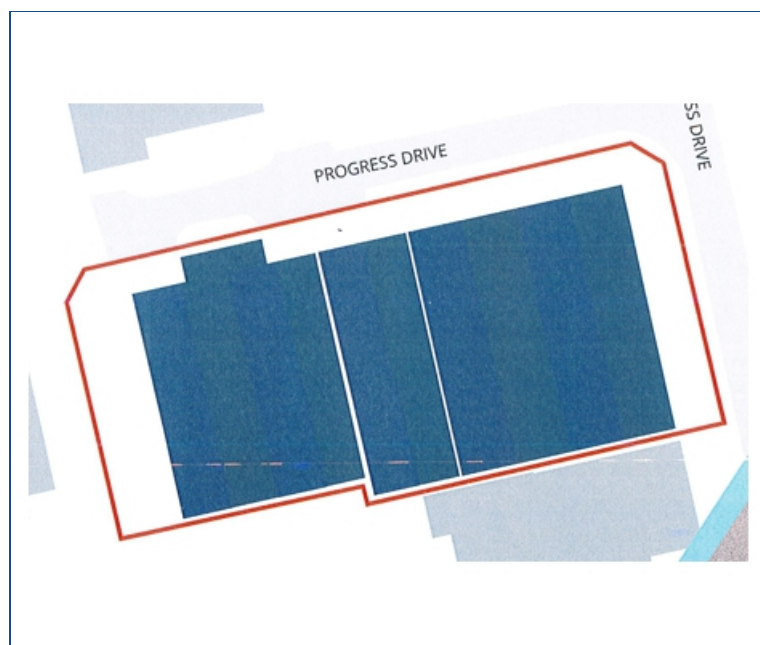
Each party to be responsible for their own legal costs incurred in the transaction.

## AVAILABILITY

Immediate.

## VIEWING

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



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