



Unit 24 Navigation Way, Hawks Green Cannock, Staffs, WS11 7XU

- Detached Industrial Unit with Yard
- Sought after Well Established Commercial Industrial Area
- Gross Internal Area 14,608 sq ft (1,375.5 sq m)
- Ground & First Floor Office Accommodation
- EPC Rating E-123



Printcode: 201925

Unit 24 Navigation Way Hawks Green, Cannock

LOCATION

The property is situated just off Martindale which can be approached from Hawks Green Lane off the main A460 Eastern Bypass. The property has the benefit of its own fenced and gated site and is in a sought after area and well established commercial industrial area. It lies approximately 2 miles north east of Cannock town centre and all its amenities. Access to T7 of the M6 Toll Road and the A5 at Churchbridge is approximately 2 miles to the south with junctions 11 & 12 of the M6 motorway being approximately 3 & 4 miles away respectively.

DESCRIPTION

The property comprises a detached industrial unit of portal steel frame construction with part brick/block and part profile steel cladding. It is situated in its own fenced and gated yard and offers both ground and first floor office accommodation.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Reception area with stairs to first floor
Ground floor offices and stores
Works office and separate works entrance
Canteen
Gents toilet with urinals, cubicle and shower with wash hand basin
Ladies toilet with wc and wash hand basin
3 storage rooms under the first floor mezzanine.

First Floor

Landing
Ladies toilet with wc and wash hand basin
Gents toilet with wc and wash hand basin
Boardroom 250 sq ft (23.2 sq m)
Store
Kitchen with sink unit, cupboards and drawer and working surfaces
4 offices

Offices 1 & 2	522 sq ft	(48.5 sq m)
Office 3	218 sq ft	(20.2 sq m)
Office 4	230 sq ft	(21.3 sq m)
Overall Office/Stores Block	2,840 sq ft	(264.0 sq m)

Warehouse 1 - 118ft x 59ft 4ins (36m x 18m)

GIA 7,000 sq ft (650.4 sq m) having 2 roller shutter doors

Warehouse 2 - 95ft x 52ft average (29.1m x 15.8m)

GIA 4,966 sq ft (461.3 sq m) having roller shutter door

Outside

Fenced yard and car parking areas

RENT

£77,750 pax plus VAT

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

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/1974/KMC

LEASE

The property is offered on a new lease of 3 years or multiples thereof.

TERMS

Full repairing and insuring basis.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£49,250 - Valuation Office.

RATES PAYABLE

£23,640.00 - 2018/2019.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate E-123.

LEGAL COSTS

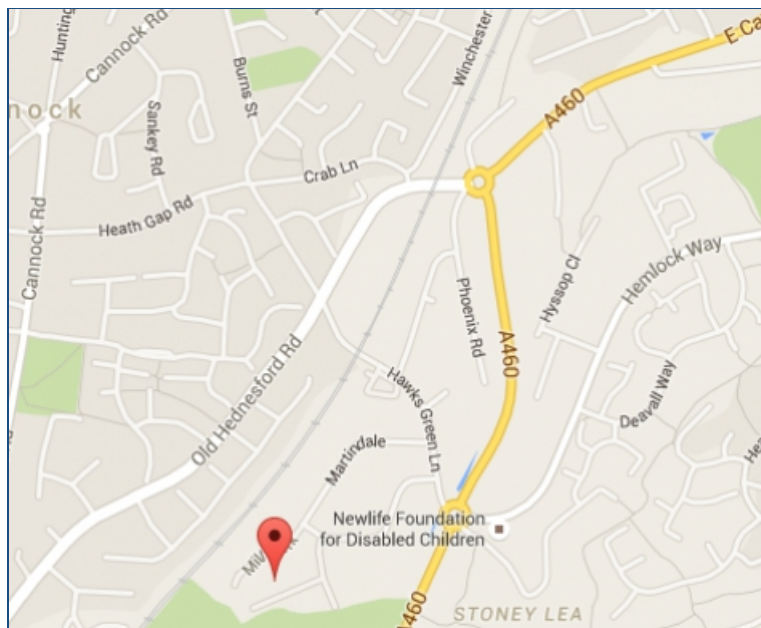
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

May, 2019.

VIEWING

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



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