



Heritage Park, Eastern Way, Cannock, Staffs, WS11 7LT

- INVESTMENT SALE
- 18 Two Storey Offices
- Current Income £59,692 plus VAT per annum
- Site Area Approximately 1.45 Acres
- EPC Ratings B-43 - C-62



Printcode: 2019829

Heritage Park

Eastern Way, Cannock

PROPERTY REFERENCE

CABP/2021/AWH

LOCATION

Heritage Park is situated approximately 1 mile east of Cannock town centre with direct access onto the Eastern Way which links to the A5 and T7 of the M6 Toll Road at Churchbridge, approximately 2 miles south. Junctions 11 & 12 of the M6 motorway are approximately 2 & 3 miles respectively.

DESCRIPTION

The Office Park is of modern construction of 18 two storey offices.

Each office provides:-

- Front door access
- Kitchen and wc facilities
- Gas fired central heating system
- Suspended ceilings with recessed LG3 compliant lighting
- Perimeter trunking
- Allocated car parking

ACCOMMODATION

All measurements are approximate:

18 x 2 storey offices totalling **37,277 sq ft (3,463 sq m)**

ASKING PRICE

Offers in the region of £700,000 plus VAT

VAT

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

INCOME

14 units are held on 250 year long leaseholds. The initial ground rent is £150 per annum per unit (blank copy of the long leasehold document is available for inspection upon request). Current ground rent income is **£1,900 pa**.

4 units are held on occupational leases with a current rent income of **£57,792 plus VAT per annum**. See Tenancy Schedule.

Total Annual Income £59,692 plus VAT per annum

TERMS

Full repairing and insuring basis.

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.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates - please contact office for Certificates.

SERVICE CHARGE

A site service charge is levied and this is currently 0.53p psf per annum plus VAT.

LEGAL COSTS

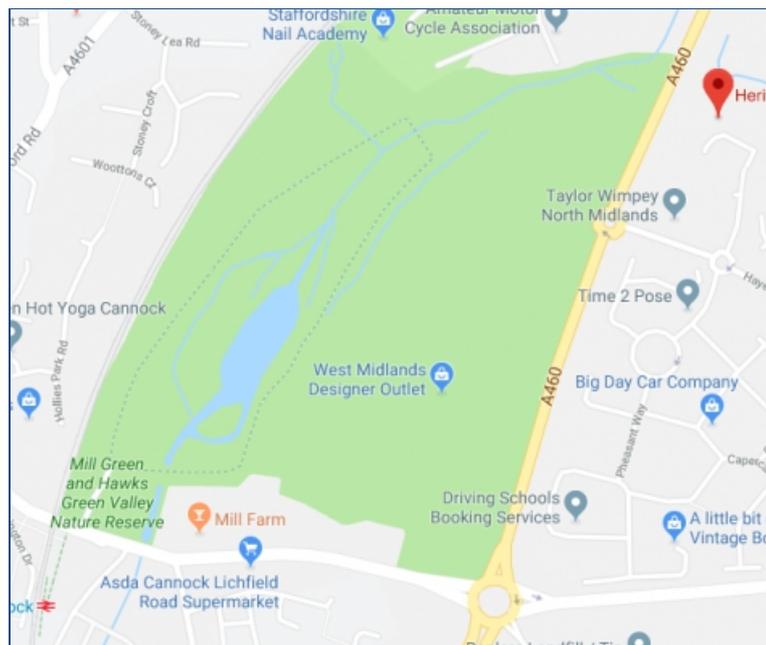
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk

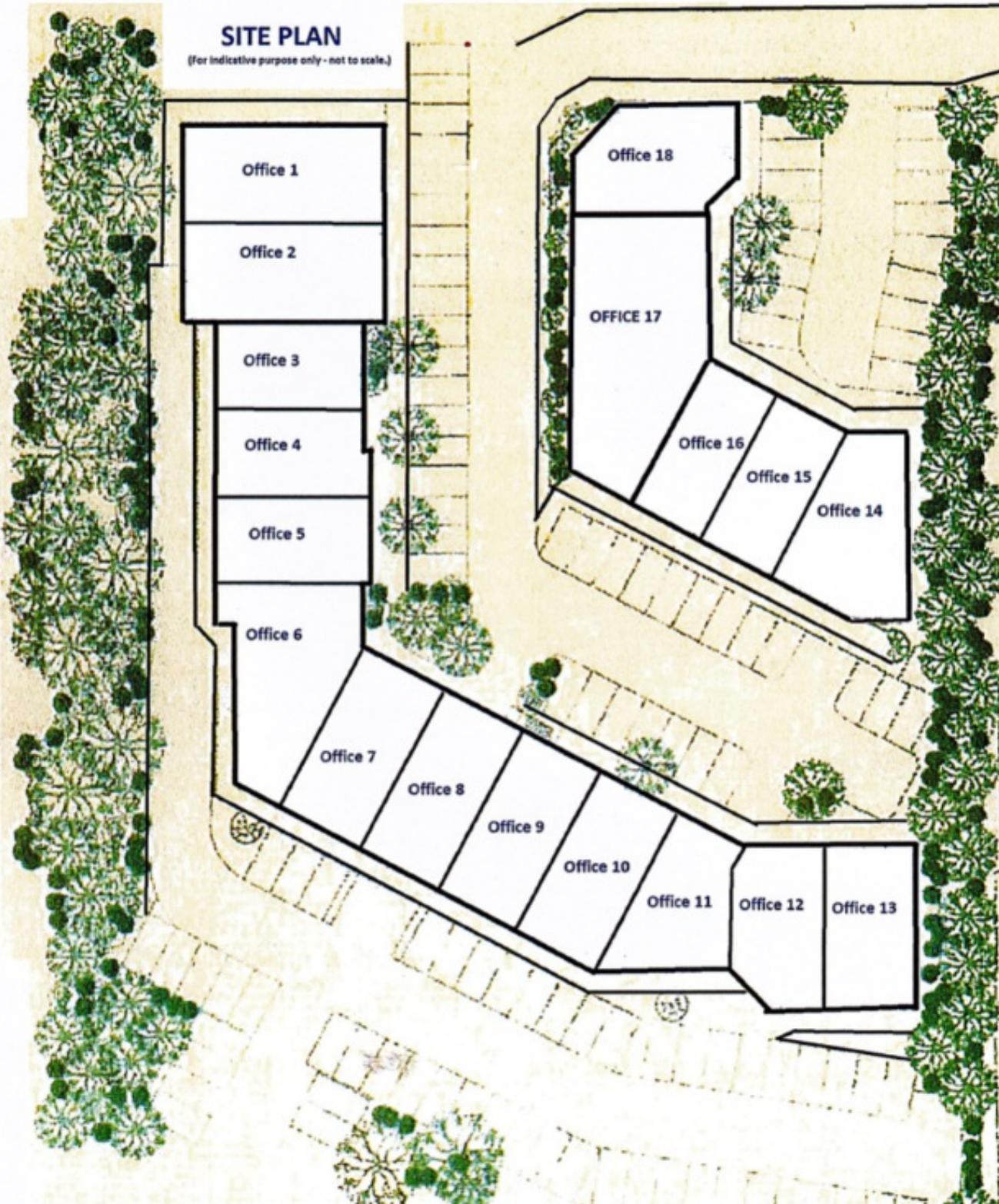
UNIT	TENANT	RENT pa	GROUND RENTS	LEASE START	LEASE END	NEXT REVIEW DATE	BREAK DATE	NOTICE TO BREAK	1954 Inside ACT	SQUARE FT	COMMENTS
9 10 & 11	Premier Software Solutions Limited	£45,000	£0	15/06/2019	14/06/2029	15/06/2024*	15/06/2024	6 months	Y	5,620	Rent Commencement Date 15/06/2020 Rent Review RPI Increase (No collar /cap) £45k Break penalty
15	Yogurt Top Marketing	£12,792	£0	03/06/2017	02/06/2020	-	n/a	n/a	Y	1,505	Expected to renew or maybe purchase Long leasehold
1 & 2	Rostance Edwards		£150							5,189	
3	Mailcoms		£150							1,617	
4	Mailcoms		£150							1,599	
5	Mellow Marsh Software		£150							1,679	
6	LMN Investments		£150							2,802	
7	New Homes Advice		£150							2,054	
8	Mcmanus Properties		£150							1,914	
12	TNA Electrical Ltd		£150							1,749	
13	TNA Electrical Ltd		£150							1,814	
14	NCD Ltd		£150							2,239	
16	Central & County Developments		£100							1,486	
17	Central & County Developments		£150							4,055	
18	Morgan Lloyd Trustees and Julie Black		£150							1,955	
Totals		£57,792	£1,900	£59,692						37,277	

HERITAGE PARK

EASTERN WAY * CANNOCK * STAFFORDSHIRE * WS11 7LT

SITE PLAN

(For indicative purpose only - not to scale.)



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