



## Unit 4 Morgans Business Park, Betty's Lane Norton Canes, Staffs, WS11 9UU

- Modern Business Unit
- Total Area Approx 2,854 sq ft (265 sq m)
- Minimum Eaves Height 18ft (5.5m)
- 3 Car Parking Spaces
- EPC Rating - C - 67



Printcode:20210805

# Unit 4

## Morgans Business Park

### Betty's Lane, Norton Canes

#### LOCATION

Morgans Business Park is situated at the junction of Walsall Road (B4154) and Bettys Lane in Norton Canes. The park is approximately 1/4 mile from the A5 Watling Street which in turn links to junction T7 of the M6 Toll Road approximately 2 miles to the west. Junction 11 of the M6 is approximately 3 miles to the south west and junction 2 of the M54 is approximately 4 miles.

#### DESCRIPTION

The unit which forms part of an existing terrace has a prominent frontage to Bettys Lane with warehouse servicing via the rear communal yard areas. The building is of steel portal framed construction with part brick and plastic coated profile sheet steel cladding incorporating featured glazing panels.

Internally the accommodation provides a warehouse area, reception office, wc and kitchen together with an extended ground floor office with mezzanine over area. with an additional office and wc on the first floor. The minimum eaves height is approximately 18ft (5.5m) and there is designated car parking to the front of the premises.

#### ACCOMMODATION

All measurements are approximate:

Unit & offices **2,854 sq ft (265 sq m)**

There are 3 designated car parking spaces.

#### RENT

£17,500 pax plus VAT

#### VAT

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

#### LEASE

A new 6 year FRI lease subject to a rent review at the expiration of the third year of the term.

#### TERMS

Full repairing and insuring basis.

#### FURTHER INFORMATION

**BUILDING INSURANCE:** The landlord insures the premises and recharges back on a periodic 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.



#### PROPERTY REFERENCE

CA/BP/2154/AWH

#### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

#### RATEABLE VALUE

£14,250 - Valuation Office.

#### RATES PAYABLE

£7,110.75 - 2021/2022.

#### ENERGY PERFORMANCE CERTIFICATE

EPC awaited.

#### SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. This is £713 for the current year.

#### LEGAL COSTS

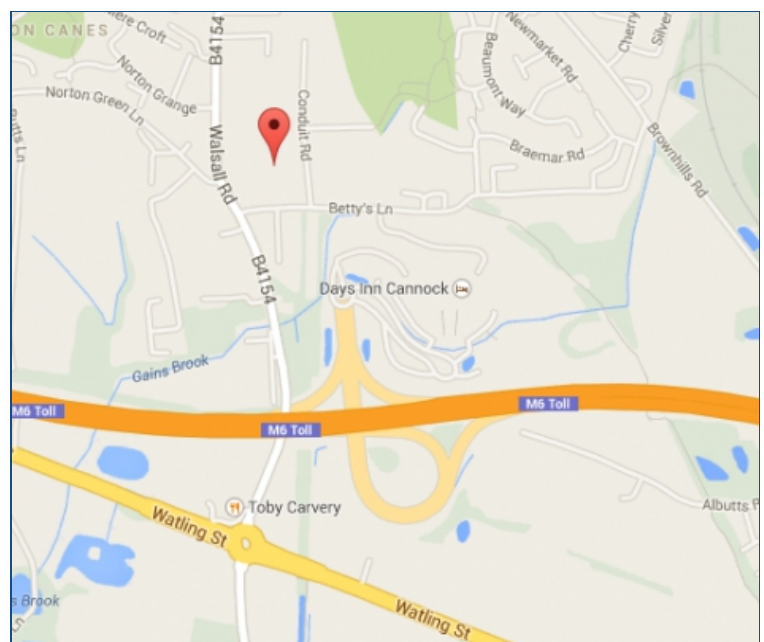
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

#### AVAILABILITY

Immediate.

#### VIEWING

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



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