

# TO LET

## JUPITER

A5 WATLING STREET, CANNOCK, WS11 1SL



## INDUSTRIAL/WAREHOUSE PREMISES

**144,472 sq ft (13,422 sq m)** (Approx. Gross Internal Area)

- 10 docks / 3 level access
- Energy reducing solar panels
- Racked
- Up to 58m gated yard
- 2 miles from M6 (J11)
- Fully fitted and operational
- Clear height 12.5m

## LOCATION

Jupiter is prominently located fronting the busy A5 (Watling Street), South Staffordshire's main arterial route, linking the East and West Midlands conurbations. The unit is 1 mile from the M6 Toll Road, Junction T7 and Junction T8, together with Junctions 11 and 12 of the M6 approximately 2 and 2.5 miles distant respectively.



## DESCRIPTION

Jupiter is a prominent new warehouse industrial unit fronting the A5, benefiting from the following:

### Warehouse:

- 10 dock loading doors
- 3 level access doors
- 12.5m clear internal height
- 50kN m2 floor loading
- Planning for B1c, B2 and B8 uses
- Staff welfare block
- Up to 800 kVA power
- Racked

### External:

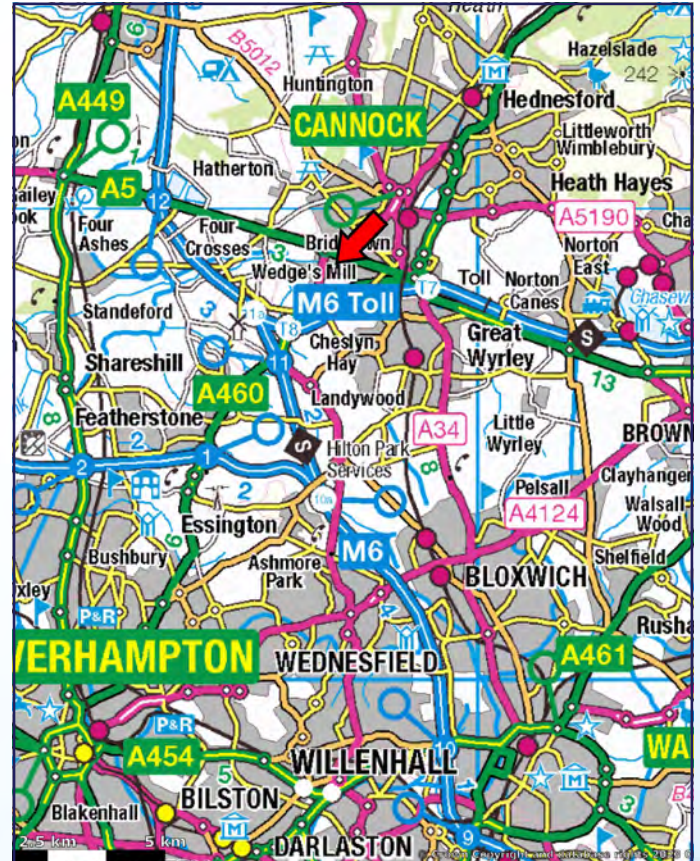
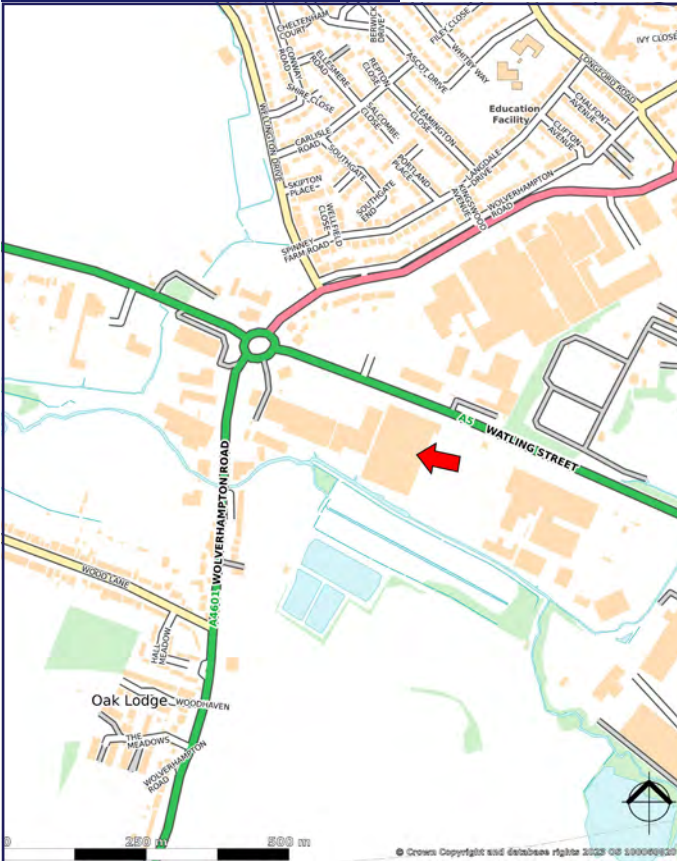
- 127 car park spaces
- 11 trailer parking spaces
- Up to 58m gated yard

### Office:

- Fully fitted first and second floor offices
- LED lighting
- Fully carpeted
- Raised floors

Jupiter is a prominent new warehouse industrial unit fronting the A5, benefiting from the following: Energy efficient Solar Panels to provide up to 156 kWh per year, reducing the overall energy costs of the building to the occupier

**POSTCODE: WS11 1SL**



## ACCOMMODATION

	SQ M	SQ FT
Warehouse	12,360.62	133,049
Ground Floor Office	133.74	1,439
First Floor Office	456.31	4,912
Second Floor Office	471.21	5,072
<b>TOTAL</b> Approx. Gross Internal Area	<b>13,421.88</b>	<b>144,472</b>

## TENURE

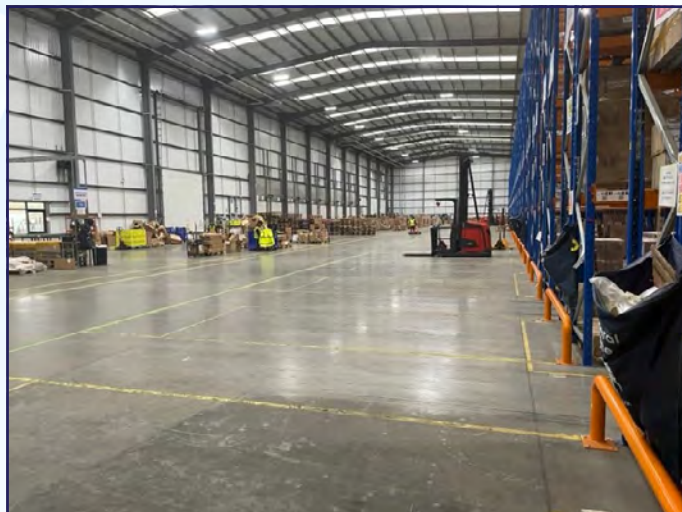
The unit is available by means of an assignment of the existing lease or on a sub-lease upon terms to be agreed.

## QUOTING RENT

On application

## EPC

EPC Rating – A (24)



## BUSINESS RATES

Rateable Value (2023): £765,000

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT

**VIEWING** Strictly via the joint agents

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**SUBJECT TO CONTRACT**

Ref: G7101 Date: 05/23

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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