



MODERN SELF-CONTAINED TWO STOREY OFFICES TO LET (MAY SELL)

Unit 2, Blake Court, Cobbett Road, Burntwood Business Park, Burntwood, Staffordshire, WS7 3GR



2,507 SqFt (232.9 SqM) | On Application / £12.00 per sq ft pax

Key Features

- Excellently placed for access to the motorway network
- Established business location
- New Lease.
- 9 on-site car parking spaces
- High specification to include LED lighting, lift, wall mounted air conditioning and gas central heating serving radiators.
- Virtual tour available - [click here](#)



**BURLEY
BROWNE**
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0121 321 3441

LOCATION

The property is prominently located on Cobbett Road being a short distance from Burntwood Town Centre and situated on the edge of the established Burntwood Business Park. Burntwood is approximately 4 miles to the east of Cannock Town Centre and 5 miles west of Lichfield City Centre and therefore being excellently placed for all local amenities and benefits from excellent road links to include the M6, M6 Toll, M54 and A5

DESCRIPTION

The property comprises a self-contained modern two storey office building. Internally the ground floor comprises two separate offices accessed off a lobby together with disabled WC and lift to the first floor. The first floor is generally open plan incorporating two glazed partitioned offices. The specification generally comprises LED lighting, wall mounted air conditioning, surface power and data, gas central heating serving radiators and carpet floor coverings. 9 car parking spaces are available within the car park.

TERMS

The property is available by way of a new lease for a term of 5 years.

ASKING PRICE / RENT

On Application / £12.00 per sq ft pax

SERVICE CHARGE

A service charge will be applicable towards the shared cost of maintaining the estate road and grounds surrounding the property. Further details are available upon request.

BUSINESS RATES

Current Rateable Value - £18,500

Draft Rateable Value from 1s April 2023 - £20,000

Rates payable 2022/2023 - £9,231.50

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield)

EPC

EPC Assessment Rating Band C - 58.

A full copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



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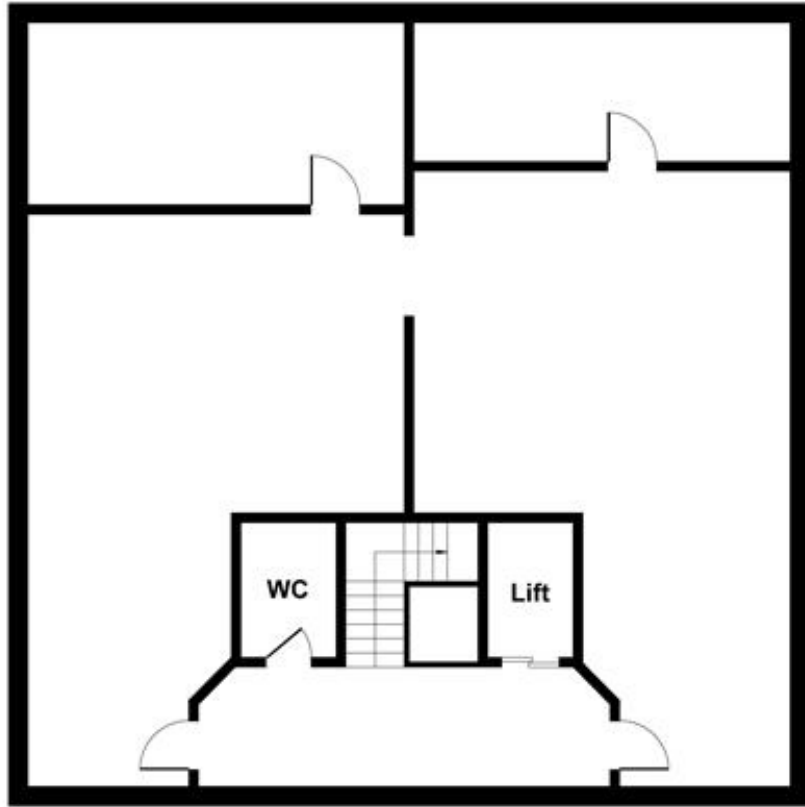
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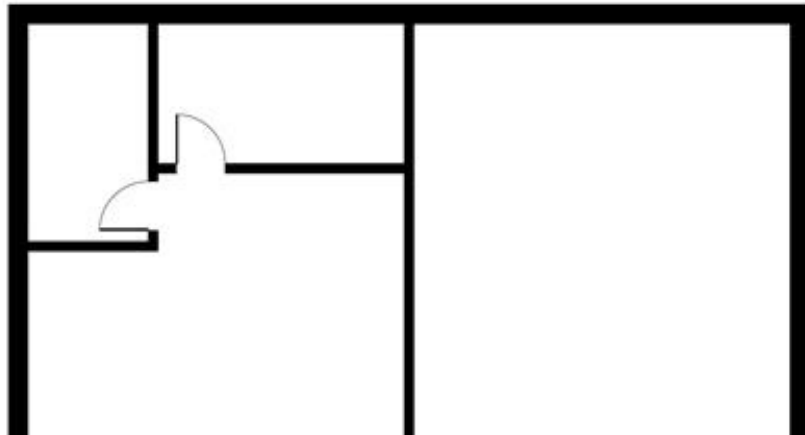
Unit 2, Blake Court, Cobbett Road, Burntwood Business Park, Burntwood,

Quarries House

Approximate Gross Internal Area
2507 sq ft - 233 sq m



FIRST FLOOR



0121 321 3441



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