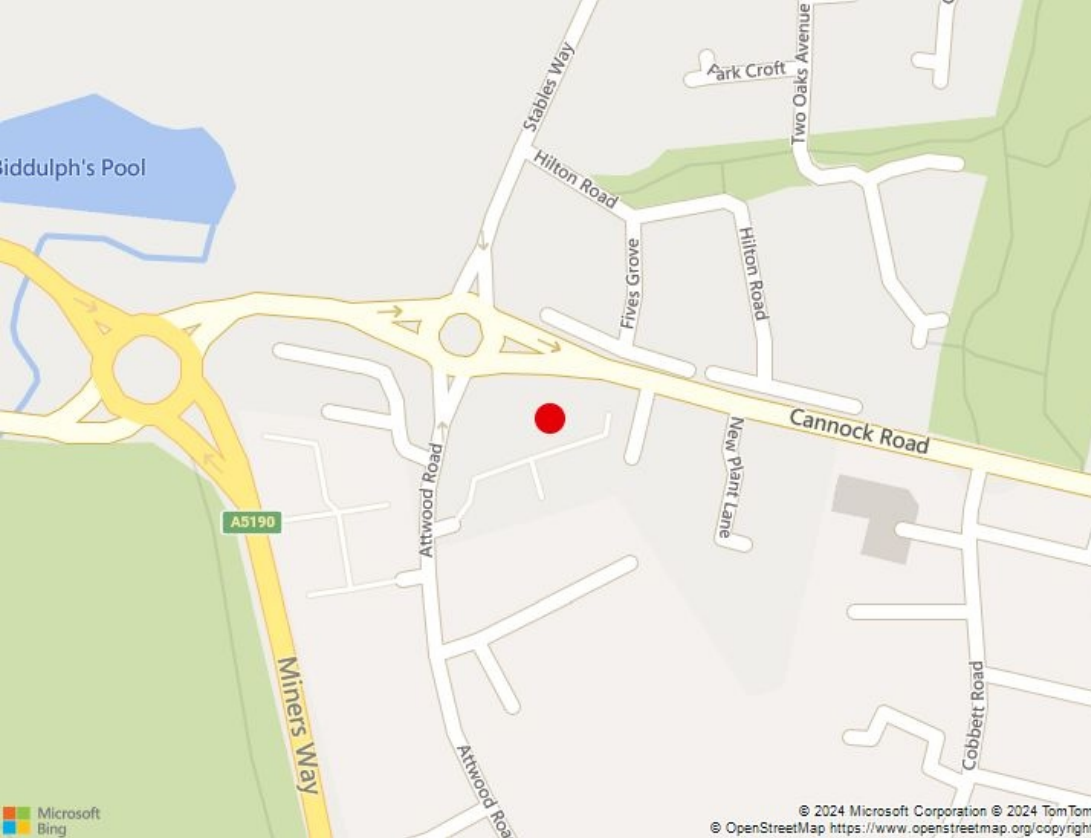


MODERN COURTYARD OFFICES TO LET

Unit 2, Newlands Court, Attwood Road, Burntwood, WS7 3GG

2,287 SqFt (212.46 SqM) | £27,500 per annum exclusive





KEY FEATURES

- Excellent location, close to the A38, A5 and M6 toll
- Close proximity to Lichfield, Cannock and Sutton Coldfield
- Modern courtyard office development
- High specification to include suspended ceilings, LED lighting, passenger lift and air conditioning
- 8 car parking spaces are available

LOCATION

The property is located off Attwood Road within Zone 1 of Burntwood Business Park being a short distance from Burntwood town centre where all local amenities are available. Burntwood Business Park is approximately 4 miles to the east of Cannock town centre and 5 miles west of Lichfield city centre. The property benefits from good road links and within easy reach of the M6, M6 toll, M54 and A5.

DESCRIPTION

The property is situated within the Newlands Court office development and comprises a semi-detached modern two storey purpose-built office with brick and glazed elevations surmounted by a pitched roof. Internally the property offers ground and first floor offices being predominately open plan with a passenger lift and staircase providing access to the first floor landing area. A kitchen and separate male and female WCs are located off the ground floor reception. To the first floor is an additional partitioned office and WC.

Area	SqFt	SqM
Ground Floor	1,069	99.31
First Floor	1,218	113.15
Total Floor Area	2,287	212.46



Unit 2, Newlands Court, Attwood Road, Burntwood WS7 3GG



TERMS

The property is available by way of a new full repairing and insuring Lease for a term of 5 years or multiples thereof.

ASKING RENT

£27,500 per annum exclusive

SERVICE CHARGE

An estate service charge is payable towards the cost of maintaining the general estate roads and landscaping. Further details are available on request.

EPC

EPC rating - A

A copy of the energy performance certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £19,250

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to be responsible for their own costs.

VAT

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

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk

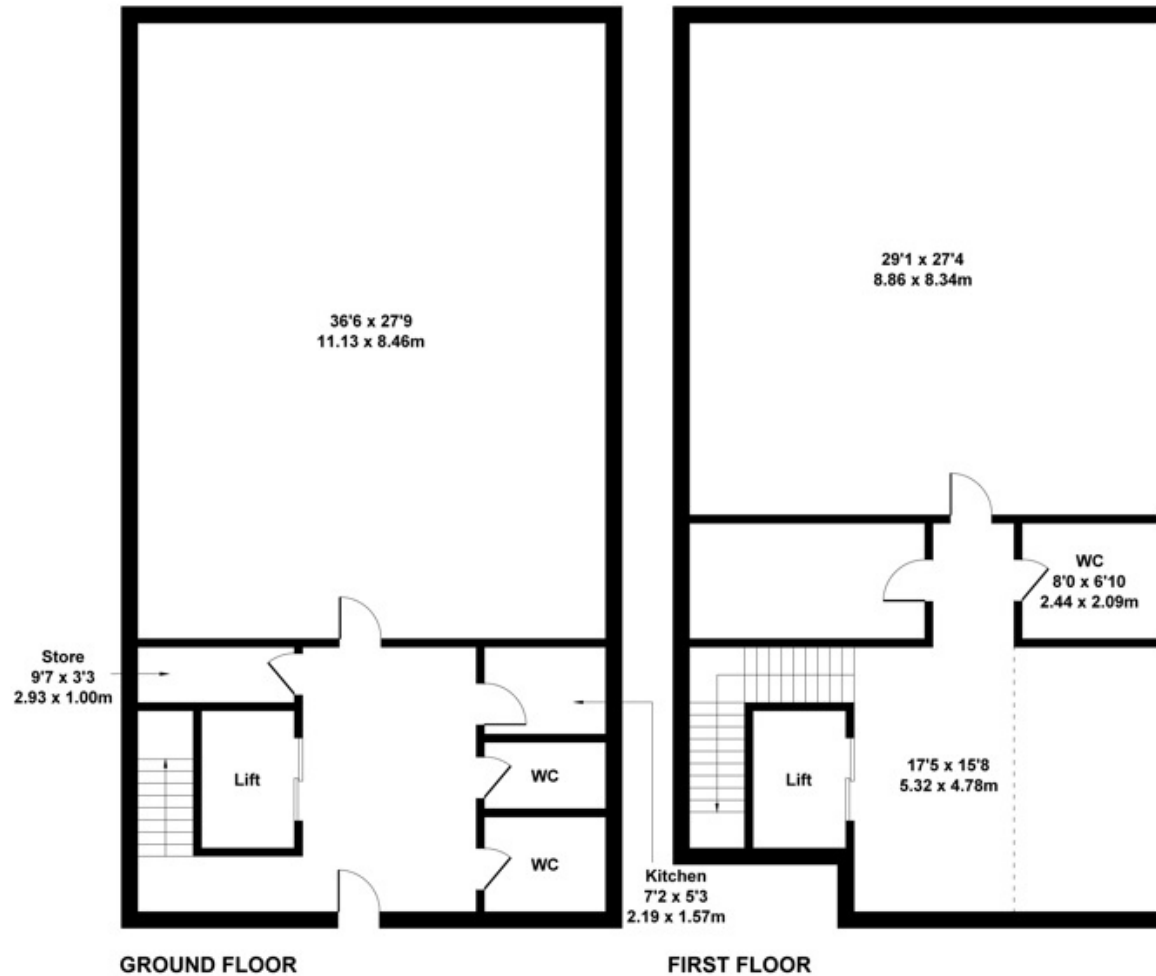


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Unit 2 Newlands Court

Approximate Gross Internal Area
2885 sq ft - 268 sq m



Not to Scale. Produced by The Plan Portal 2022
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