



For Sale

Freehold Warehouse Premises

- 60 metre yard depth
- Within close proximity to the M6 Toll
- 5.5 metres minimum eaves
- On a site of 2.99 acres
- 31% site coverage

Autosmart International Ltd

Walsall Road, Cannock, Norton Canes, WS11 9NS

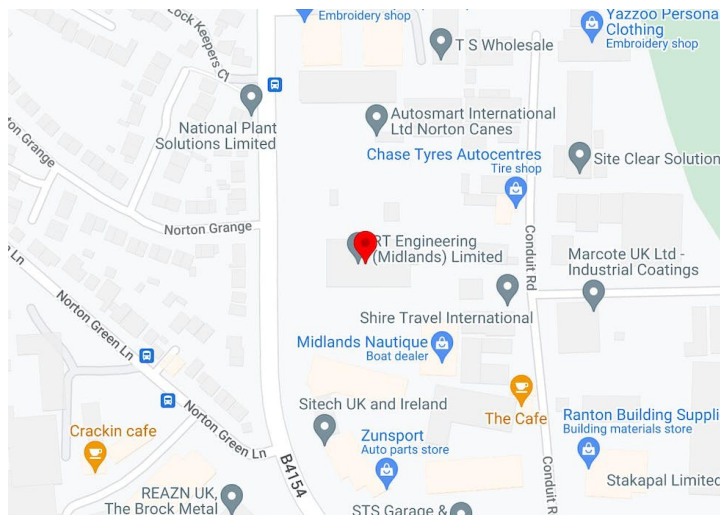
45,360 sq ft

4,214.08 sq m

Reference: #159517

Autosmart International Ltd

Walsall Road, Cannock, Norton Canes, WS11 9NS



Location

The Property is located on the B4154 Walsall Road, approximately half a mile north of the junction with the A5 Watling Street. Cannock town centre is situated approximately 2.75 miles to the northwest, whilst junctions T6 and T7 of the M6 Toll are within 2 miles.

Description

The Property comprises a warehouse of steel portal frame construction with a combination of brick and profile metal sheet clad elevations, surmounted by a pitched roof which incorporates intermittent translucent roof lights.

To the western elevation of the building is a two-storey brick-built office building, which is partially clad with profile metal sheeting beneath a pitched metal sheet clad roof. Further integral ancillary accommodation is situated to the western section of the warehouse and comprises a staff room / canteen, further office space and a server room. This is linked to the office space via a glazed first floor office corridor, which surmounts a small canopy area below.

The main warehouse is situated to the central and eastern sections of the building and a further two-storey brick building, of which the upper section is clad by profile metal sheeting, protrudes from the southern section.

The warehouse is accessed via the office area to the front of the Property and features concrete floors, sodium box lighting and suspended heating units. The minimum eaves height to the warehouse area is approximately 5.50m. Loading is via two full-height roller shutter doors, both of which are located to the southern wall and lead directly to the yard area. Access to the site is via two entrances off the Walsall Road.

Externally, a 60 metre concrete-surfaced yard area is situated to the southern elevation and a tarmac-surfaced car park is situated to the entrance off Walsall Road, providing 40 marked spaces. The building also benefits from a low site coverage of only 31%.

Accommodation

The accommodation comprises the following areas plus a Mezzanine totalling 2,450 sq ft and Ancillary space totalling 202 sq ft.

Description	sq ft	sq m
Warehouse	35,211	3,271.21
Ground Floor Office/Reception	1,087	100.99
Ground Floor Stores/Electric Cupboard	2,468	229.28
Ground Floor Accessories Store	2,093	194.45
First Floor Office	3,357	311.88
First Floor Accessories Store	1,144	106.28
Total	45,360	4,214.09



Planning

We understand the building has planning for Storage & Distribution (B8), however we would recommend that any interested parties seek further clarification from the Local Council planning department.

Tenure

The premises are available on a freehold basis.

Rateable Value

According to the VOA the rateable value of the property is £122,000 (2023 Rating list).

Energy Performance Certificate

E (115)

Services

We have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working or fit for their purpose. The purchaser is advised to obtain verification from their solicitor in this instance.

Money Laundering

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Steven Jagers

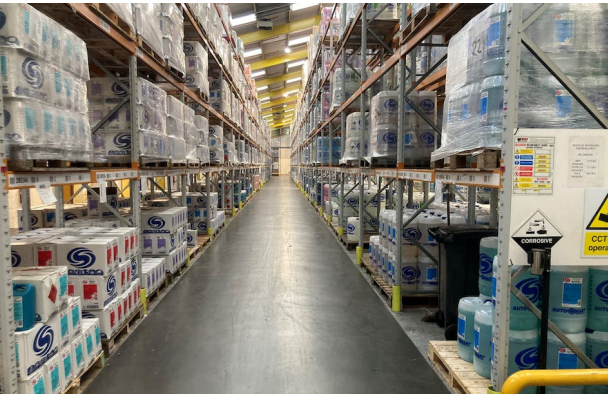
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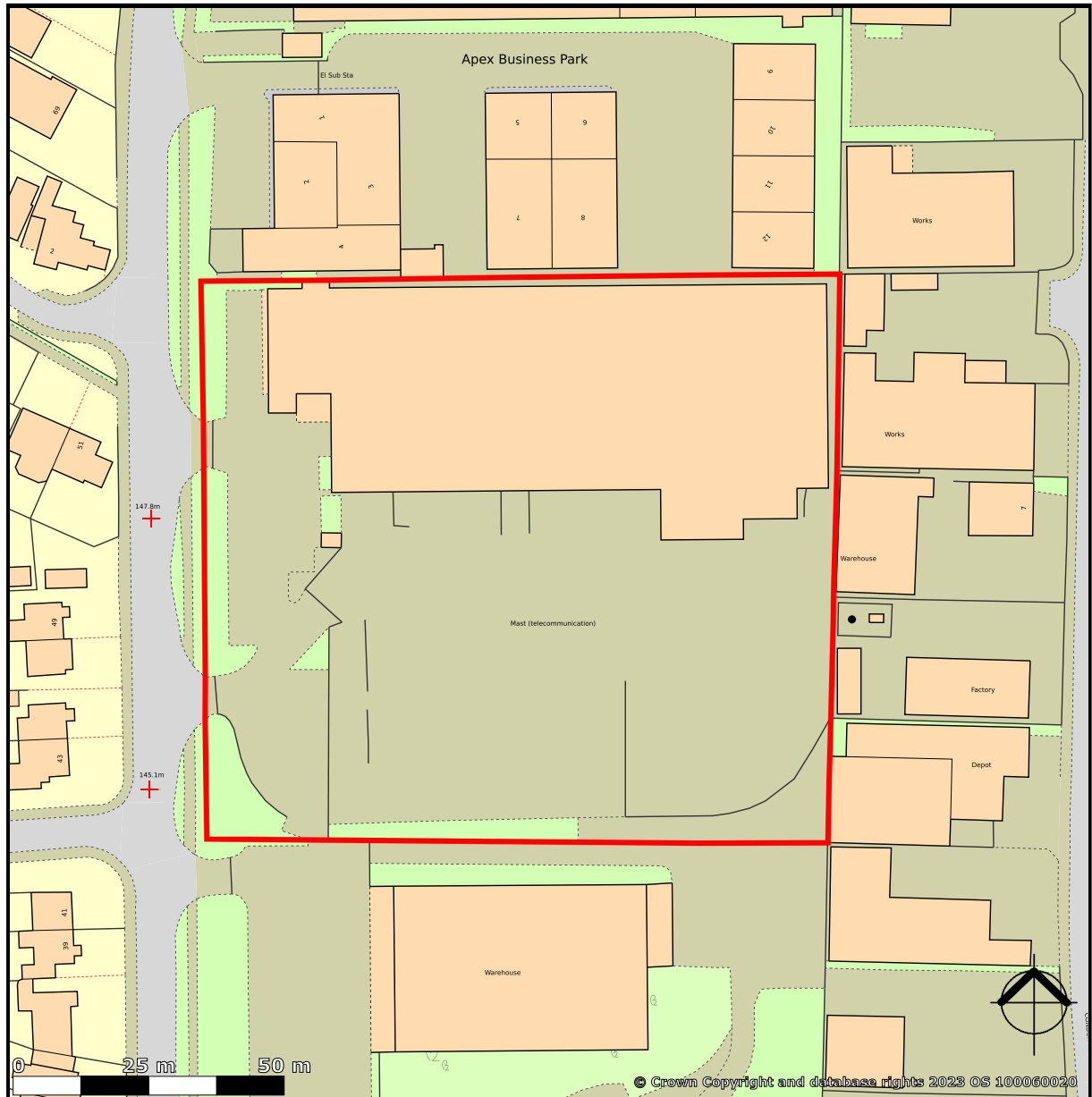
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Plotted Scale - 1:1,250