

Cottons

CHARTERED SURVEYORS

TO LET – Modern Business Premises
Unit 10 Jubilee Park, Martindale
Industrial Park, Cannock, WS11 7XN

Rent £8,000, per annum,
exclusive



- Gross Internal Area 69.9 sq m. (752 sq ft).
- Qualifying occupiers benefit from small business rate relief.
- EPC Rating C-70.
- Modern purpose-built single-storey light industrial warehouse unit.
- New lease terms by negotiation. No VAT on rent.
- On-site car parking, versatile Class E Use permits a wide range of business uses.

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
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Modern, purpose-built, single-storey light industrial/warehouse premises, located approximately one mile South-East of Cannock Town Centre in a commercial district. Gross Internal Area 69.9 sq m. (752 sq ft.). Rent £8,000, per annum, exclusive, no VAT. New Lease. Class E Use, so suitable for a wide variety of business uses.

Location

The premises are located approximately one mile South-East of Cannock Town Centre, in a commercial district. The national motorway network is accessible at Junction 12 of the M6 motorway, approximately 5 miles to the West. Orbital Retail Park is within one mile of the premises.

Description

Modern purpose-built, single-storey light industrial/Warehouse premises. The unit provides workshop of warehouse accommodation with vehicular access to the front, via a roller-shutter door and pedestrian access at the rear. The unit is currently partitioned to form an office or showroom, kitchen and toilet with WC and wash basin.

Accommodation

Workshop/warehouse - Gross Internal Area 69.9 sq m. (752 sq ft). Eaves height 3.45m.

Outside

There is a parking space at the front of the unit.

Services

Mains water, drainage and three-phase electricity are connected to the premises.

Lease

A new lease is available on Effective Tenant's Full Repairing and Insuring Terms, for a term of 3-years.

Rent

£8,000 (Eight Thousand Pounds), per annum exclusive, payable quarterly in advance, on the usual quarter days.

Service Charge

A Service Charge will be levied to provide for the proper management of the industrial park of which the premises form part.

VAT

The VAT exemption for the property has not been waived. Accordingly, the rent will not attract VAT.

Rating Assessment

Our informal enquiries of the Valuation Office Agency reveal the property has a Ratable Value of £6,000, in the 2026 Rating List. It is probable qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should contact the Charging Authority, Cannock District Council to establish their individual liability for Business Rates.

EPC

The premises have an EPC Rating C-70. Please see Energy Performance Certificate attached to these particulars.

Legal Costs

Each party shall bear their own Legal Costs incurred in progressing and completing a new lease.

Viewings

Viewings strictly by appointment with the sole Letting Agent, Cottons Chartered Surveyors, Telephone 0121 247 2030. Contact: Stephen Sutton or Amanda Starkey, email ssutton@cottons.co.uk or astarkey@cottons.co.uk.



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