



**ANDREW DIXON  
& COMPANY**

**Commercial  
Property Consultants**

**TO LET  
INDUSTRIAL UNIT  
IN CANNOCK**



Suitable for trade type uses  
From 2,831 sq.ft. (263 sq.m.) to 5,542 sq.ft. (515 sq.m.)  
Prominent frontage to Walsall Road (B4154)  
Approx 2 miles from Junction T7 of the M6 Toll Road  
Minimum eaves height approx 18ft (5.5m)

**ADDRESS:**

**Morgans Business Park, Betty's Lane, Norton Canes, Cannock, WS11 9UU**

**PRICE:**

**From £15,750 per annum exclusive plus VAT**

**LOCATION:**

Morgans Business Park is situated at the junction of Walsall Road (B4154) and Betty's Lane in Norton Canes. The Park is approximately a quarter of a mile from the A5 Watling Street, which in turn links to Junction T7 of the M6 Toll Road, approximately 2 miles west.

**Ref: CA/BP/313/a0609/ELH**

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Web: [www.adixon.co.uk](http://www.adixon.co.uk)**

Facsimile  
**01543 506654**

**DESCRIPTION:**

The units incorporate a steel portal frame design with part brick and part plastic coated profile steel cladding, incorporating featured glazing panels. Each unit has the potential to incorporate ground and first floor offices with wc and kitchen facilities. There is designated car parking fronting Walsall Road and Betty's Lane with a large concreted service yard and roller shutter access doors to the rear.

**ACCOMMODATION:**

All measurements are approximate.

Each unit can be provided with an entrance lobby, kitchen with sink unit, wc and ground floor office. Alternatively, units may be combined to incorporate larger floor areas as internal partition walls have yet to be constructed.

Unit No	Ground Floor (sq ft)	Ground Floor (sq m)	First Floor (sq ft)	First Floor (sq m)	Gross Area (sq ft)	Gross Area (sq m)	Rent (pax) £	Service Charge (pa) £
12	2,831	263	388	36	3,219	299	£15,750	£640
13	2,831	263	388	36	3,219	299	£15,750	£640
<del>14</del>	<del>5,027</del>	<del>467</del>	<del>515</del>	<del>48</del>	<del>5,542</del>	<del>515</del>	<del>£29,000</del>	<del>£1,100</del>
15	3,089	287	409	38	3,498	325	£17,150	£700
<del>18</del>	<del>2,433</del>	<del>226</del>	<del>398</del>	<del>37</del>	<del>2,831</del>	<del>263</del>	<del>£16,200</del>	<del>£570</del>

under office

**OUTSIDE:**

There are designated car parking spaces as well as a perimeter fence and gates.

**LEASE:**

Units are available on new 6 year full repairing and insuring leases, subject to a rent review at the expiration of the third year of the term. The rent is to be paid quarterly in advance by banker's standing order.

**AVAILABILITY:**

Fully available.

**SERVICES:**

We were advised that all mains services, including three phase electricity, gas and mains drainage will be provided to each unit.

**LOCAL AUTH:**

Cannock Chase District Council. Tel: 01543 462621.

**RATEABLE VALUE:**

To be assessed.

**RATES PAYABLE:**

To be assessed.

**TERMS:**

Full repairing and insuring basis.

**LEGAL COSTS:**

All legal costs incurred in the preparation of the lease and counterpart lease with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

**EPC:**

Energy Performance Certificate awaited.

**VAT:**

The landlord will charge VAT on the above figures as appropriate.

**VIEWING:**

Strictly by prior appointment with the Agent's Cannock Office.

**SERVICE CHARGE:**

A site service charge will be levied.

Unit 12 - £ 640 per annum

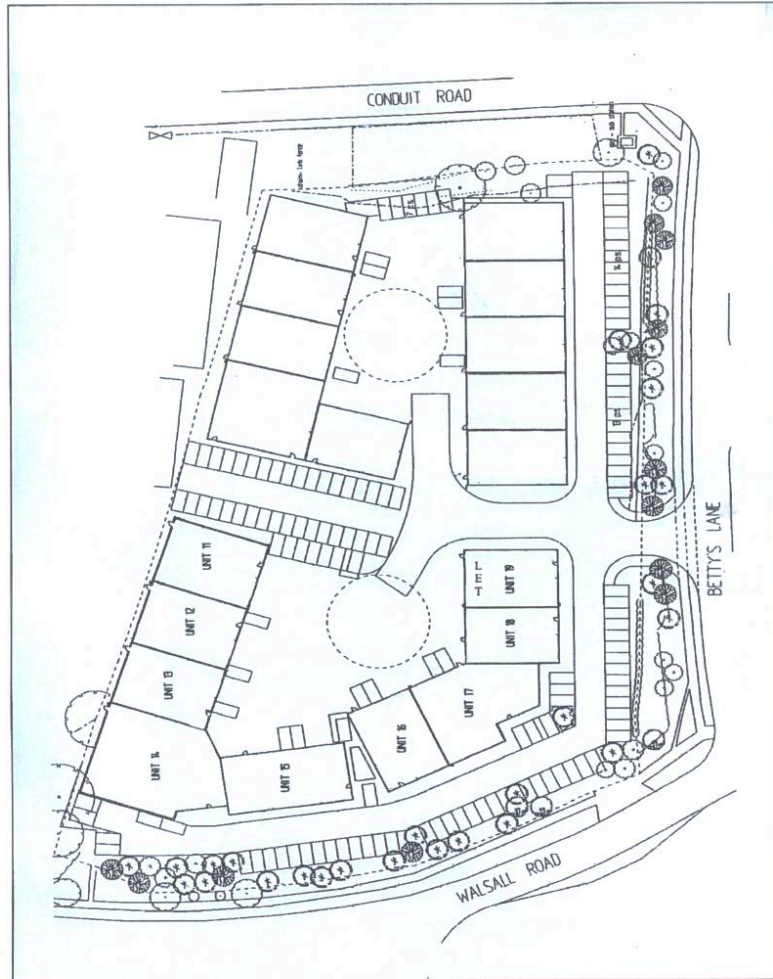
Unit 13 - £ 640 per annum

Unit 14 - £1,100 per annum

Unit 15 - £ 700 per annum

Unit 18 - £ 570 per annum

MORGANS BUSINESS PARK, BETTY'S LANE, NORTON CANES, CANNOCK,  
STAFFORDSHIRE. WS11 9UU  
SITE PLAN



**SUBJECT TO CONTRACT.**

Messrs. Andrew Dixon & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Co. has any authority to make or give representation or warranty whatever in relation to this property.

As far as possible, these particulars are intended to give a fair description of the property. Unless otherwise stated, no enquiries have been made of statutory authorities nor tests made of electricity, plumbing or other services installed in the property. No warranties or certificates of building work, leases/title documents have been inspected. Such information as is given in these particulars is based on a purely visual inspection only and information supplied to us by the vendor/lessor. Interested parties must take their own measurements in order to satisfy themselves that the premises are suitable for their own requirements. Our measurements are approximate in order to give an indication of size only. Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records.