

UNIT 3 TO LET

2,784 ft² (258.6 m²)



HIGHLY PROMINENT
TRADE COUNTER
UNIT



DIRECT FRONTAGE
ON THE A5 WATLING
STREET



OTHER TENANTS
INCLUDE TOPPS TILES
& TOOLSTATION



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TRADE COUNTER UNIT AVAILABLE TO LET

UNIT 3, A5 TRADE PARK

DELTA WAY, CANNOCK, WS11 0BE

IPIF
TRADE

LOCATION

A5 Trade Park is situated off Delta Way, prominently located fronting the busy A5 (Watling Street), South Staffordshire's main arterial route, linking the East and West Midlands conurbations. The unit is conveniently situated for the M6 Toll Road, Junction T7 and Junction T8, together with Junctions 11 and 12 of the M6 approximately 4 and 5 miles distant respectively.

In addition, the estate is located directly opposite the Wyreley Brook Retail Park where occupiers include B&Q and Home Bargains. Other national occupiers in the area include Howden Joinery, Screwfix, and Formula One Autocentres.

DESCRIPTION

- Estate comprising 4 industrial / trade counter units
- Constructed in the late the 2000s
- Highly prominent modern trading estate
- High profile trade counter units
- Frontage directly to the A5
- A number of national occupiers located in the vicinity

SPECIFICATION

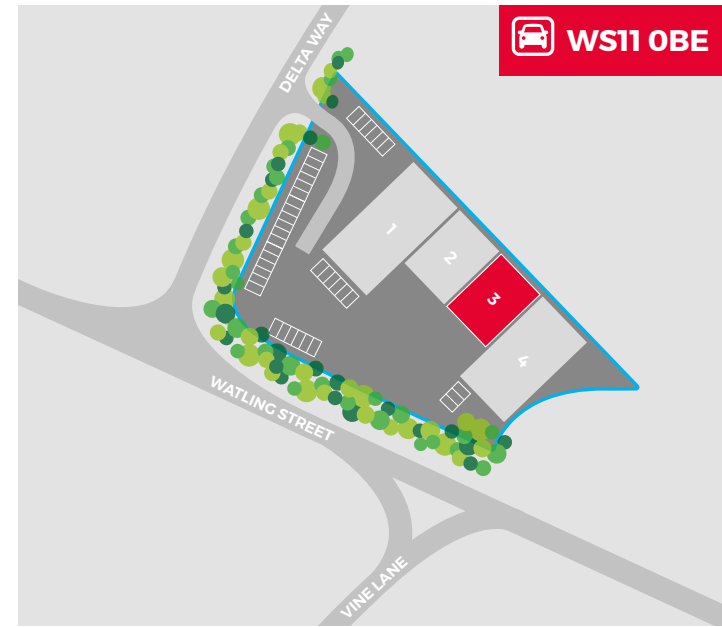
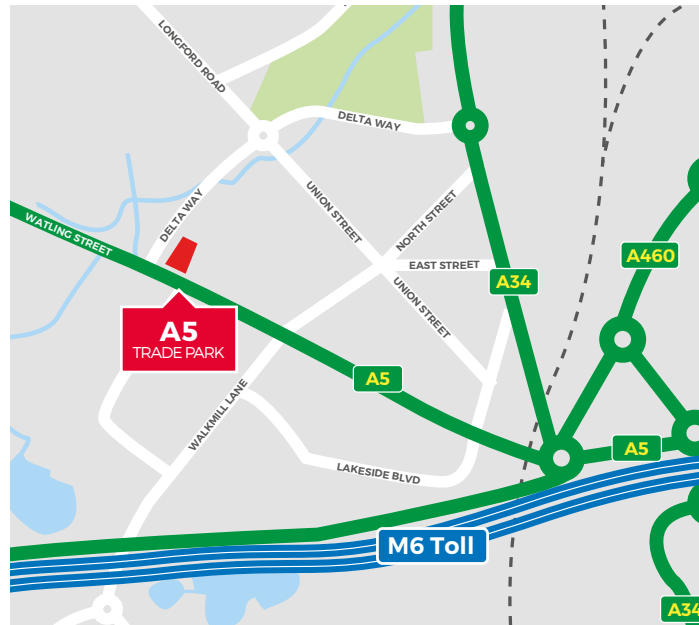
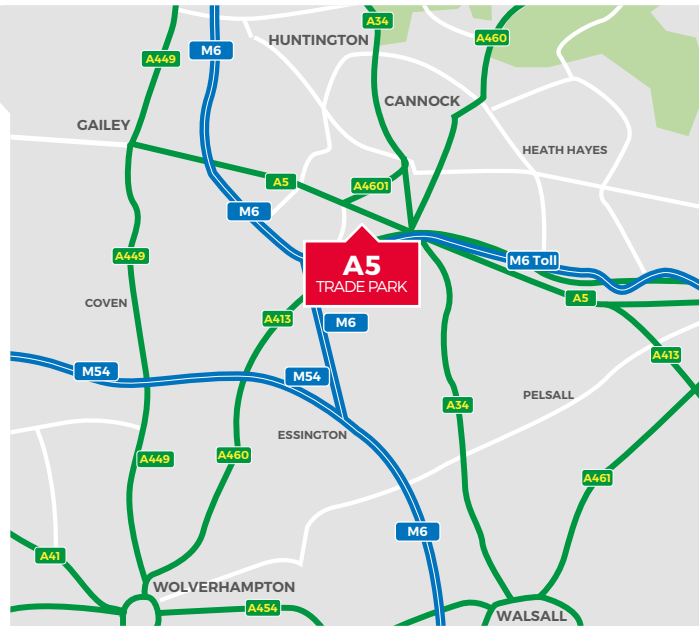
The unit has been fully refurbished and will offer the following:

- Profile metal cladding with block work walls
- Steel portal frame construction
- Glazed frontages
- Pedestrian entrance
- Loading access via up and over sections roller shutter door
- 6.6m eaves
- Good car parking provision

ACCOMMODATION

Available accommodation comprises of the following Gross Internal Areas (GIA):

UNIT 3	FT ²	M ²
TOTAL	2,784	258.6



Indicative Internal



On behalf of the Landlord



Aaron Burns
aaron.burns@ipif.co.uk



Andrew Veitch
andrew.veitch@montagu-evans.co.uk



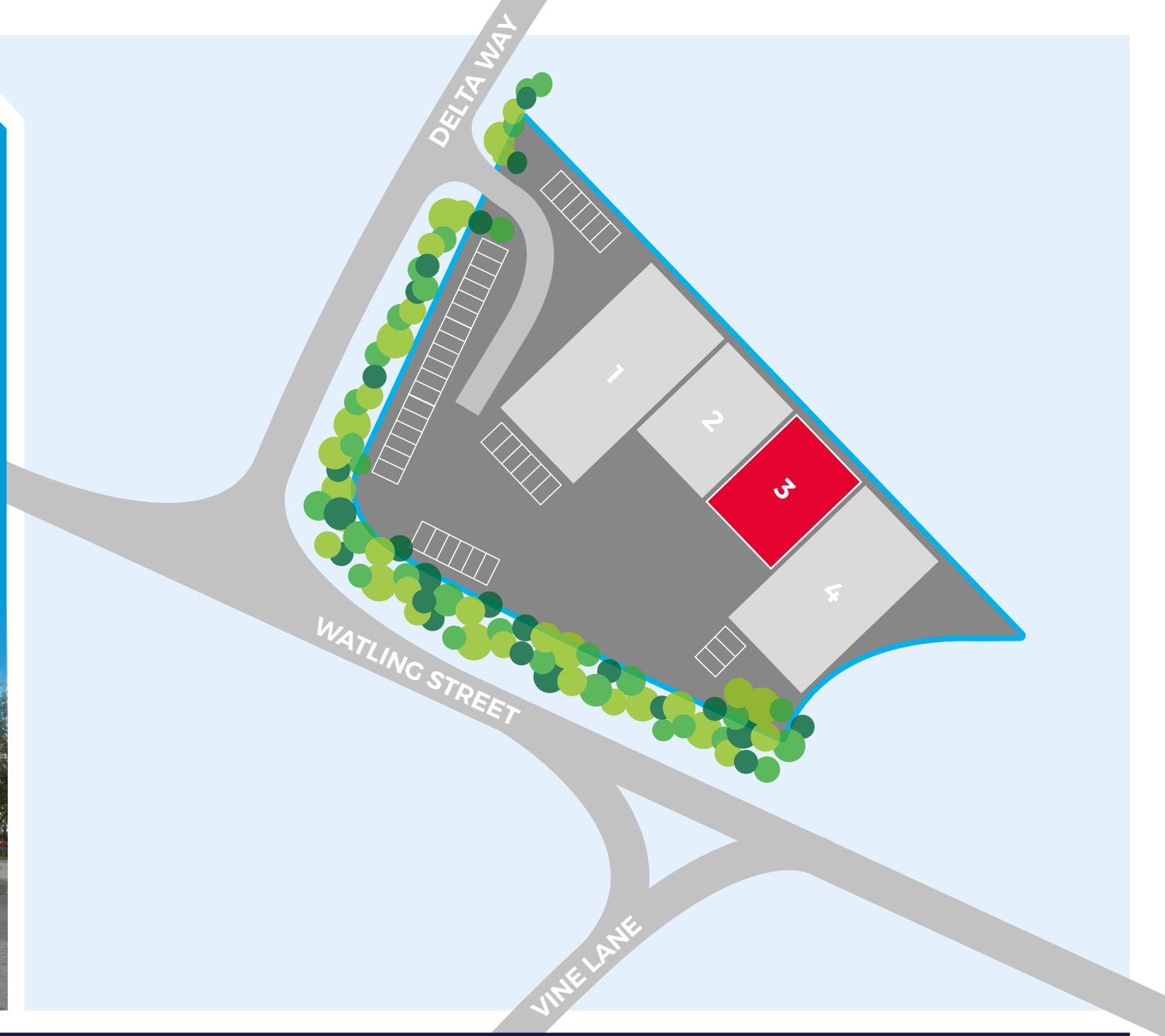
Chris Keye
chris.keye@darbykeye.co.uk

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AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	TOPPS TILES LTD	N/A	N/A
2	FLOORS 4 YOU	N/A	N/A
3	TO LET	258.6	2,784
4	TOOLSTATION LTD	N/A	N/A



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LEASE TERMS

The unit is available on a full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.



Indicative Internal



Unit 3 External

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