

**COMING SOON**  
**Q3 2022**



Highly Visible from M6 & A460



Local Occupiers Include Euro Car Parts, Screwfix, Howdens and Toolstation



Fully Refurbished



\* indicative image

**TO LET - UNITS 4-10**

**NEWLY REFURBISHED  
TRADE COUNTER UNITS**

**3,620 - 18,250 sq ft (336 - 1,695 sq m)**

**Lakeside  
Business Park**

Cannock WS11 0XE



## DESCRIPTION



Excellent Trading Location



LED Lighting



New Trade Entrance with Roller Shutter Door

## LOCATION

The property is located approximately 2 miles south of Cannock Town Centre on Walkmill Way. The site is bordered to the north by an industrial facility and to the south by the A460 Lodge Lane and the M6 Toll.

## TERMS

The units are available on a leasehold basis for a term to be agreed. Further information on request.

## EPC

The premises will be assessed upon completion.

## VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013  
Bulleys, Derby Keye and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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; (iii) No person employed by Bulleys, Derby Keye and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2022.

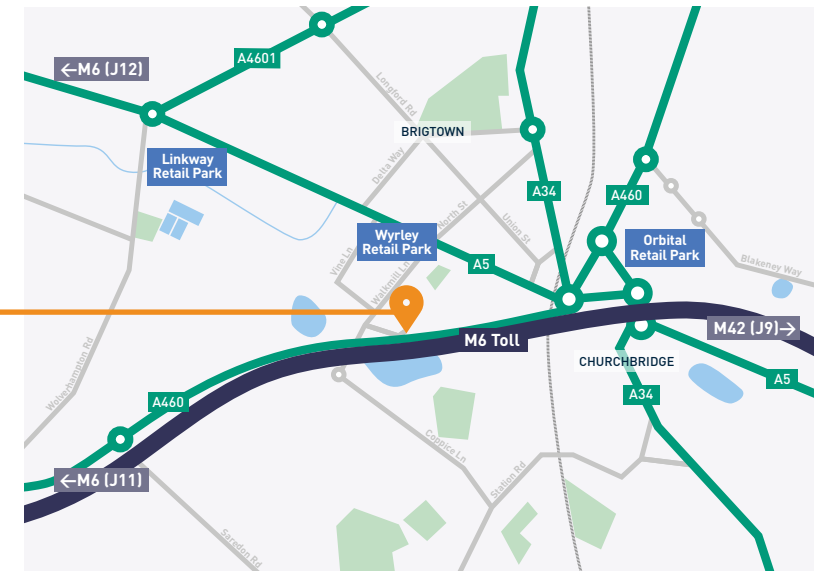
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## ACCOMMODATION

Unit		Sq Ft	Sq M
4	available	3,620	336
5	available	3,620	336
6	occupied	3,670	341
7	occupied	3,670	341
8	available	3,670	341
9&10	available	7,340	682



## WS11 0XE



### Letting Agents



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