

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

THREE STOREY OFFICE BUILDING



**14-16 WOLVERHAMPTON ROAD,
CANNOCK, WEST MIDLANDS, WS11 1AN**
2,272 SQ FT (211.1 SQ M)

- PROMINENT LOCATION
- REAR CAR PARK
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Wolverhampton Road in Cannock Town Centre. The area is populated by a variety of shops including convenience stores, take-aways and estate agents. The main shopping centre is located within a short walk away from the subject premises.

The location benefits from ideal transport links with the property situated in close proximity to the A4601, which links with the A34 and as such the wider Midlands road network. Both train and bus stations are within 0.5 miles of the premises.

DESCRIPTION

The property comprises of a three-storey terraced brick-built office building surmounted by a pitched tile roof. The premises has a reception area and several cellular offices/meeting rooms across three floors. The building incorporates both basement and attic space currently utilised for storage purposes. The property also benefits from a solid floor with carpeted covering, plastered and painted walls, fluorescent LED lights, suspended ceiling incorporating CAT 2 lighting, gas central heating, WC facilities & kitchen. Externally, the premises provides a glazed shop front and car parking to the rear for 3 vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	787	73.1
First Floor	808	75.1
Second Floor	340	31.6
Basement	337	31.3
TOTAL	2,272	211.1

PLANNING

Interested parties should contact Cannock Chase Council Planning Development on 01543 462 621.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £24,000 per annum exclusive, subject to contract. Terms to be agreed.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Cannock Chase Council on 01543 464 282.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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