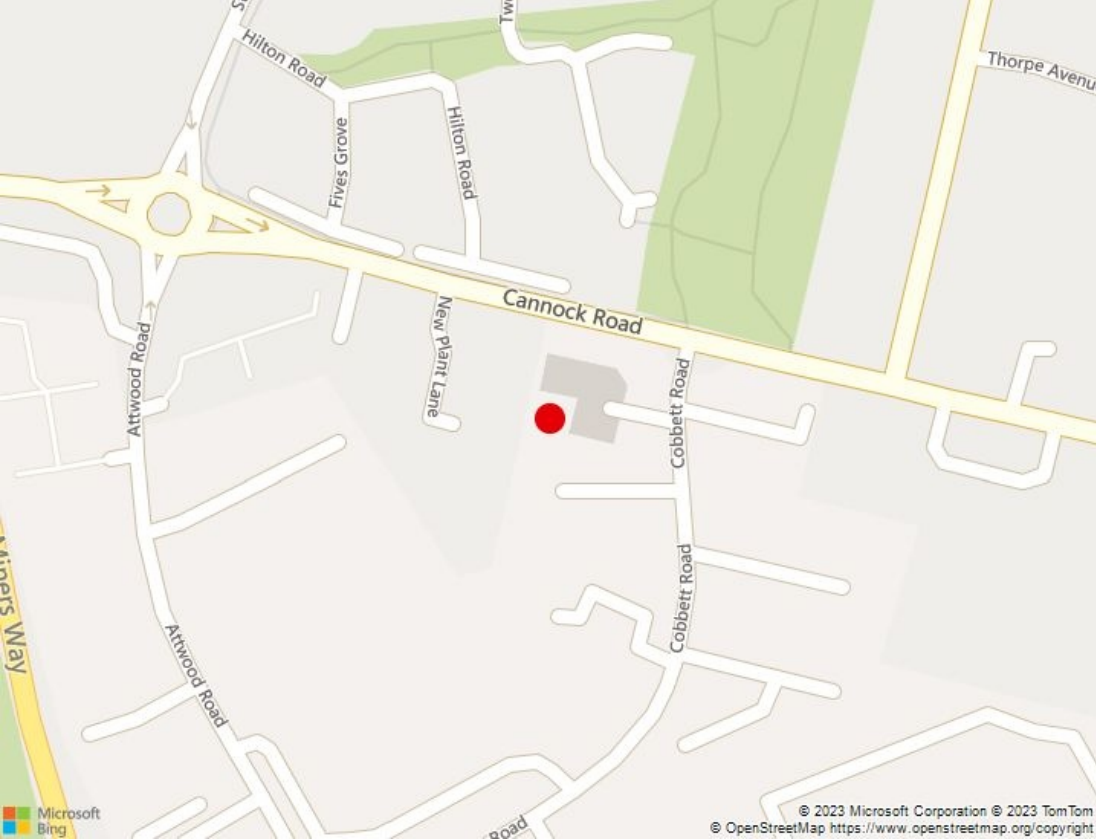


MODERN FIRST FLOOR OFFICE SUITE TO LET

First Floor 3, Blake Court, Cobbett Road, Burntwood Business Park, Burntwood, Staffordshire, WS7 3GR

1,206 SqFt (112.04 SqM) | £12.00 per sq ft pax





KEY FEATURES

- Excellently placed for access to the motorway network
- Close to Burntwood Town Centre amenities including Costa Coffee, Aldi, and Morrisons
- Established courtyard office development
- Redecorated and refurbished with lighting upgraded to LED
- New Lease
- Allocated car parking

LOCATION

The property is prominently located on Cobbett Road being a short distance from Burntwood Town Centre, situated on the edge of the established Burntwood Business Park. Burntwood is approximately 4 miles to the east of Cannock Town Centre and 5 miles west of Lichfield City Centre and is therefore excellently placed for all local amenities and road links to include the M6, M6 Toll, M54 and A5.

DESCRIPTION

The premises comprise a first floor modern office suite within an established courtyard office scheme situated on the edge of Burntwood Business Park. The suite is accessed via a shared ground floor entrance, with two access doors leading into the suite which is predominantly open plan benefitting from gas central heated serving radiators, perimeter trunking, power, WC's and kitchen facilities. The suite has been redecorated throughout to include new carpeting and lighting upgraded to LED. Car parking spaces are allocated within the car park.



Area	SqFt	SqM
First Floor	1,206	112.04
Total Floor Area	1,206	112.04

First Floor 3, Blake Court, Cobbett Road, Burntwood Business Park, Burntwood, Staffordshire WS7 3GR



TERMS

The premises are available by way of a new lease for a term of 5 years or multiples thereof.

ASKING RENT

£12.00 per sq ft pax

SERVICE CHARGE

A service charge will be payable by the ingoing tenant towards the cost of electricity, heating, water, sewerage, building insurance, boiler, fire alarm service and sundry maintenance items. Further details are available upon request.

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rates to be reassessed.

Businesses may benefit from 100% small rates relief on this property and interested parties are advised to make their own enquiries with the Local Authority (Lichfield).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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