

**TO LET**  
**UNIT 2 MARTINDALE**

**HAWKS GREEN INDUSTRIAL ESTATE, HAWKS GREEN LANE**  
**CANNOCK, WS11 7XN**



**Cannock Chase Council P.O.Box 28 Civic Centre Beecroft Road Cannock WS11 1BG**

**Location**

The unit is located on the Martindale Industrial Estate, Hawks Green which is approximately one mile north east of Cannock town centre. The estate benefits from easy access to the Cannock Eastern by-pass, the A5 and the motorway network.

**Unit Description**

The property comprises a single storey steel framed block work unit of approximately 139.4 m<sup>2</sup> (1500 sq.ft), having UPVC cladding to the elevations, composite roof and concrete floor. There is a roller shutter door to the front elevation and a single timber door to the rear. The unit is currently partitioned into office and storage areas. Toilet facilities are also on site.

**Lease Details**

The Council is offering a new 2-year lease subject to exclusion of the security of tenure provisions of the Landlord & Tenant Act. The tenant to be responsible for taking the premises in their current condition and maintaining the premises in full repair and decorative order. The Council will be responsible for insurance but will recover the insurance premium from the lessee by way of additional rent.

**Rent**

Rental offers are invited in the region of £9,500 per annum. Rent is payable quarterly in advance.

**Use**

The unit currently has planning permission for uses within class B1 of the Town and Country Planning Use Classes Order. B2 and B8 uses may be considered acceptable subject to the appropriate planning consent. (No motor vehicle trades).

**Common Areas**

The Council reserves the right to recharge the tenant for a fair proportion of the costs of repair and maintenance of the common areas.

**Services**

It is understood that mains water, electricity and drainage are connected but prospective tenants should make their own enquiries through the appropriate service agencies in respect of mains services.

**Rates**

Prospective tenants are advised to contact the Council's Business Rates Section on 01543 464474 to establish the current rates payable and their eligibility or otherwise for Small Business Rate Relief.

### **Costs**

The incoming lessee will be responsible for the Council's reasonable legal costs and surveyor's fee in the preparation of the lease.

### **VAT**

All figures quoted are exclusive of VAT.

### **Enquiries**

Should you have any queries regarding the above or wish to view the premises please contact Property Services on 01543 464363

### **MISREPRESENTATION ACT 1967**

Cannock Chase Council gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessee 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 in the employment of Cannock Chase Council has any authority to make or give representation or warranty whatsoever in relation to this property.