

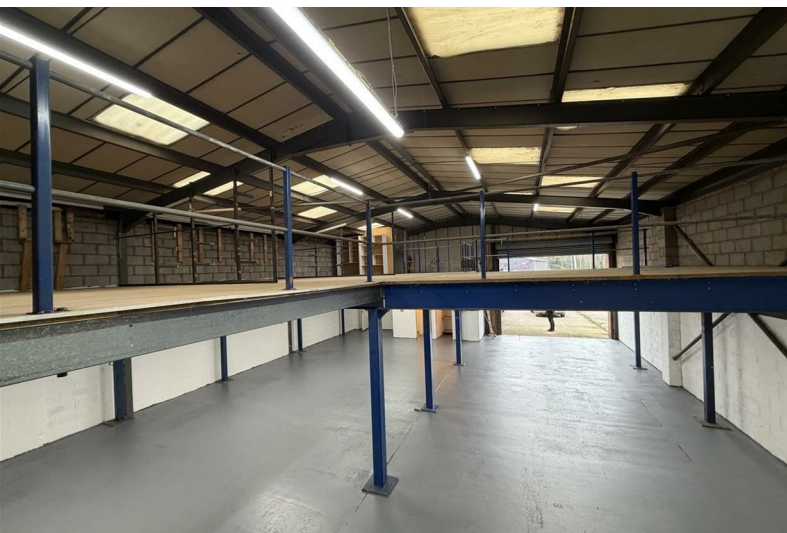


Unit 8 Mill Park, Martindale Industrial Estate  
Hawkes Green, Cannock, WS11 7XT

3748.00 sq ft

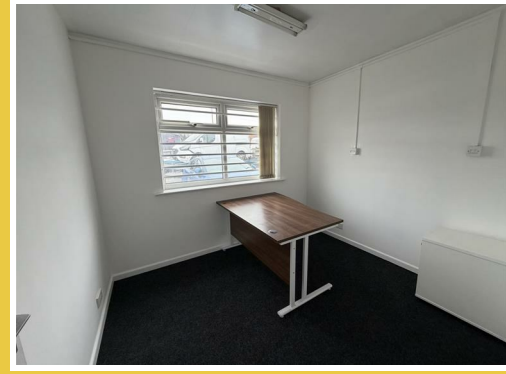
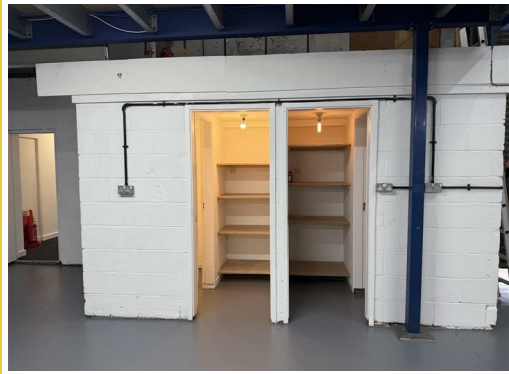


£24,000 Per Annum



# Unit 8 Mill Park Martindale Industrial Estate

Hawkes Green, Cannock, WS11 7XT



## Description

Unit 8 forms one of two semi detached warehouse units on Martindale Industrial Estate in Cannock (Unit 7 also available). The property benefits from having offices at the front and an internal mezzanine floor providing an additional 1409 Sq ft. At the front of the unit is a roller shutter door and whilst there are no 3-phase sockets there is a 3 phase supply into the building.

The unit would suit a variety of uses including motor trade and garage uses and whilst the property has a mezzanine, the Landlord would be happy to remove this at an extra cost to the ingoing tenant.

## Location

The property is located on the Martindale Industrial Estate on the outskirts of Cannock with easy access to the M6 Toll, M6 and MacArthur Glen Retail outlet which offers a range of discounted designer goods and food outlets.

## Accommodation

### GROUND FLOOR

Workshop/Warehouse: 2,122 Sq ft (197.13 Sq m)

Offices: 253 Sq ft (23.50 Sq m)

### MEZZANINE

Mezz Store: 1409 sq ft (130.90 Sq m)

TOTAL: 3,748 Sq ft (348.19 Sq m)

Eaves Height: 4.8m

## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2026 is £13,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease for a preferred term of 3 years or more.

## EPC

Energy Performance Certificate number and rating is e (107)

## VAT

VAT is applicable.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450 plus VAT.

## Payments Prior to Entry

Credit Check £85 no vat

Legal/Lease Fee £450 plus vat

One months rent up front: £2,000

Deposit (Security) Minimum - ranges from one months rent to three months rent (subject to status)

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Road Map



Hybrid Map



Terrain Map



## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ  
Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)