

Chase Trade Park, Multipark Burntwood, Burntwood, Staffordshire. WS7 3FU

## New Trade / Warehouse / Industrial Units

2,900 - 9,000 sq.ft

(269.4 - 836.1 sq.m)

LAST TWO UNITS AVAILABLE

- Construction now complete - all units ready for immediate occupation
- Clear eaves height of 6.5m (21.3 ft) - 8.0m (26.2ft)

**LCP.**  
part of MCore

01384  
400123

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All images are examples of indicative build quality



## ESTATE BENEFITS

### Security

CCTV covers the park and is monitored 24 hours a day, 7 days a week. In addition, outside of normal working hours frequent mobile security patrols are carried out. Tenants have access to their properties 24 hours a day, 7 days a week.

### Business Park Maintenance

LCP are responsible for the maintenance of park roads and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place. The estate benefits from a planned on-going maintenance programme.

### Refreshments

A wide range of facilities are within walking distance of the park including Morrisons & Aldi supermarkets as well as Burntwood High Street.

### Rent and Rates

On application.

### Service Charge and Insurance

A service charge will be levied for the provision of security, maintenance of estate roads and drains, and landscaping of common areas. The Landlord will insure the buildings with the premium to be recovered from the tenant.

### Energy Performance

All units have an EPC rating of A. Further information available upon request.

### Planning

The properties are considered suitable for B2 (General Industrial), B8 (Warehousing) or E(a) (Display or sale of retail goods) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.



UNIT B1	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
<b>TOTAL GIA</b>	<b>2,950</b>	<b>275</b>

**UNDER OFFER**

UNIT B2	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
<b>TOTAL GIA</b>	<b>2,950</b>	<b>275</b>

UNIT B3	sq.ft	sq.m
Warehouse	2,410	224
Offices (inc ancillary areas)	500	47
<b>TOTAL GIA</b>	<b>2,910</b>	<b>271</b>

### SPECIFICATION

Working in partnership with potential occupiers, LCP and its appointed team will deal with the process from start to finish, from initial enquiry to building completion. A dedicated in-house team will be on hand throughout the process, working with occupiers to optimise building design and fit out to meet reasonable requirements.

- 2,900-21,000 sq.ft (269.4-1,950.9 sq.m)  
Trade Counter / Industrial / Warehouse units
- Each unit benefits from office space, complete with kitchenette, and an independant WC
- Modern finish
- Steel portal frame construction
- Approximate clear eaves height:  
Units A1-3, B1-3, C1-3 - 6.5m (21.3ft)  
Unit D1 - 8m (26.2ft)
- Ample unloading/loading with 92 parking spaces
  - 10 Electric parking points
  - 11 Accessible parking
  - 10 Cycle hoops
- LED lighting
- Full height electric roller shutter doors
- Insulated profiled steel clad roof with roof lights
- Power floated concrete floor with minimum 30KN/M<sup>2</sup> loading

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## 2,900 square feet of versatile units, Features include:

**Customer-Facing Entrance:** A warm and inviting entryway that ensures a positive first impression for visitors.

**Dedicated Parking:** Convenient parking spaces exclusively for unit occupants, making coming and going hassle-free.

**EV Charging:** Stay ahead of the curve with electric vehicle charging stations, promoting sustainability and convenience.

**Kitchenette:** A compact yet functional kitchenette, perfect for quick meals or brewing that morning coffee.





## APPROXIMATE TRAVEL TIMES



- M6 Toll Road Junction T6 2 Minutes
- Birmingham City Centre 41 Minutes
- M6 Junction 12 10 Minutes



CLOSE PROXIMITY TO BIRMINGHAM CITY CENTRE. 22.7 Miles, 41 Minutes VIA M6 TOLL



DRIVE TIME TO BIRMINGHAM AIRPORT  
24.5 Miles, 36 Minutes



- CANNOCK COMMUTER RAIL  
3.9 Miles, 8 Minutes Drive
- HEDNESFORD COMMUTER RAIL  
4.2 Miles, 10 Minutes Drive

## LOCATION - WS7 3FU

A well known business park with over 70 units and 700,000 sq.ft (65,032 sq.m) of commercial property, situated between Cannock and Lichfield, prominently on Milestone Way (A5190). The town of Burntwood has a growing population of over 26,000, situated within 4 miles of the site.

The location of the site means it benefits from catchment of both the Lichfield District and Cannock Chase District, each with populations over 100,000, making it a very popular commercial location.

The park is just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54, providing easy access north or south. Junction T6 of the M6 Toll Road is less than one mile from the site.

Existing tenants include Screwfix, Uniseal and FedEx.

## VIEWING

Strictly via prior appointment with the appointed agents:



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