



TO LET

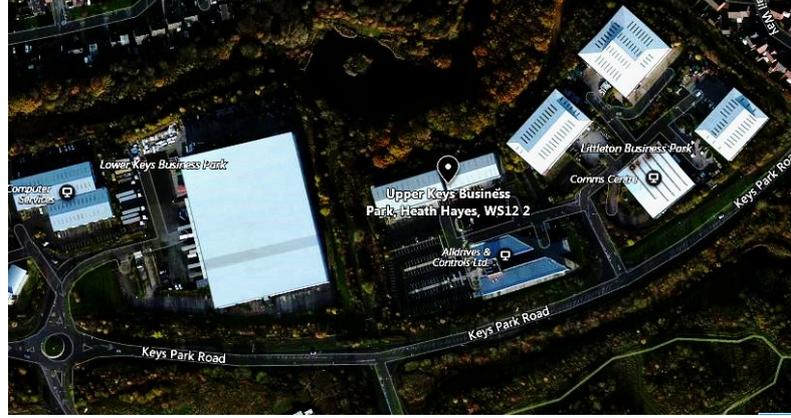
Keys Business Park

Keys Park Road, Hednesford, Cannock WS12 2HA



- Established Location
- Modern Units
- 3 Phase Electricity
- Purpose Built Office
- Flexible Terms
- Immediate Occupation
- Rent Incentives Available

WORKSHOP / INDUSTRIAL UNITS
1,534 - 2,685 sqft 143 - 250 sq m



TRAVEL DISTANCE

| Location | Miles | Mins | Mode |
|--------------------------|-------|------|------|
| M6 Junction 11 | 6.1 | 13 | Car |
| M6 Toll | 3.3 | 9 | Car |
| Hednesford Train Station | 1.6 | 5 | Car |

Source: theAA.com

Keys Business Park

Keys Park Road, Hednesford, Cannock



DESCRIPTION

Developed in 2008 Keys Business Village comprises a high quality office and industrial scheme totalling 36,558 sqft.

The 6 industrial units provide modern business units with integral offices located to the side of the office park from 1,534 sqft - 2,685 sqft with a total area of 17,099 sqft.

SPECIFICATION

- Self contained modern units
- Separate office entrance
- Purpose built office
- Concrete floor
- Level loading bay
- Electric roller shutter doors
- 3 phase electric
- Male and female toilets

EPC

Details on the EPC rating can be found on the accompanying schedule.

LOCATION

Keys Business Village is located in Hednesford, Staffordshire approximately 1.1 miles to the North of Cannock town centre. The property is accessed off Keys Park Road, which adjoins the B4154 and in turn the A460, leading to junction 11 of the M6, 4.3 miles to the South. The A460 provides access to T7 of the M6 Toll 3.1 miles to the South.

The property benefits from good nearby amenities with Hednesford town centre and train station only 1 mile away also with a large Tesco superstore. Cannock Designer Outlet Centre, an exciting new retail and leisure destination is currently being built approximately 1 mile from the site.

TERMS

Units are to let on flexible terms of 3 years on terms to be agreed. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

VIEWING / FURTHER INFO

For further information or to arrange to view please contact **0121 523 2929**



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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