

 WS11 0XH

INDUSTRIAL

Octagon Business Park, West Street, Bridgetown, Cannock WS11 0XH


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INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- HIGH PROFILE LOCATION
- FLEXIBLE LEASE
- IMMEDIATE OCCUPATION
- COMPETITIVE RENT
- 3 PHASE ELECTRICITY
- OFFICE POD
- ROLLER SHUTTER DOORS



 INDUSTRIAL

TO LET

SIZES FROM

1,314 - 2,602 sq ft

122 - 242 m²

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0121 523 2929
www.whittlejones.com

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LOCATION

Octagon Business Park is situated on the A34 Walsall Road within close proximity to the Orbital Plaza traffic island which provides access to the A5 Watling Street, Lodge Lane and the A460 Eastern Way.

Access to the M6 Toll Road (Junction 7) is via the A5 Watling Street which is located approx 1/2 mile away from the property with Junction 11 of the M6 motorway located approx 1 1/2 miles distant.



DESCRIPTION

Octagon Business Park comprises six units arranged as a single terrace in addition to Octagon House.

The terraced units are of steel portal frame construction beneath pitched composite panel roofs with part translucent roof lights and a minimum eaves height of 4.1m.

Internally the units have solid concrete floors, sodium and fluorescent strip lighting, manually operated roller shutter doors and 3 phase electricity.

There is an office pod to the front of each unit incorporating male and female WC's and externally there are parking and yard areas.

TERMS

Units are available to let on new flexible 3 year leases incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

AVAILABILITY

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate is available for each unit from Whittle Jones upon request.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact Dawn Webster on 0121 523 2929.

SUBJECT TO CONTRACT

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

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Whittle Jones - Midlands

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