



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION



**TO LET**

**KEYS PARK ROAD, HEDNESFORD, CANNOCK, WS12 2HA**

**CENTRIX @ KEYS BUSINESS VILLAGE**

**HIGH QUALITY MULTI-LET OFFICE**

**FROM 118 - 1,101 SQ FT (11 - 102.2 SQ M)**

## DESCRIPTION

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

Centrix @ Keys Business Village is a modern office building providing a total of 19,459 sq ft over three storeys divided into two wings. The offices are connected by a central core incorporating reception and meeting room space.

Currently the building comprises subdivided suites from 118 sq ft to 1,101 sq ft. If required, the suites could be combined to create larger, more open plan accommodation.

There is ample parking across two car parks.

## SPECIFICATION

The office accommodation benefits from the following specification:

- Air conditioning
- Raised floors
- Suspended ceilings
- One 13 passenger lift
- Shared kitchen facilities
- Shared meeting room amenities
- LG3 Lighting
- Shower facilities
- Cat 5 cabling
- WCs on each floor



## ACCOMMODATION SCHEDULE

| Floor        | Demise     | Sq Ft         | Sq M           |
|--------------|------------|---------------|----------------|
| Ground Floor | Ascot      | 3,287         | 305.3          |
| Ground Floor | Epsom      | 3,249         | 301.8          |
| First Floor  | Cheltenham | 3,624         | 336.6          |
| First Floor  | Newmarket  | 4,285         | 398.0          |
| Second Floor | Newbury    | 5,014         | 465.8          |
| <b>Total</b> |            | <b>19,459</b> | <b>1,807.5</b> |

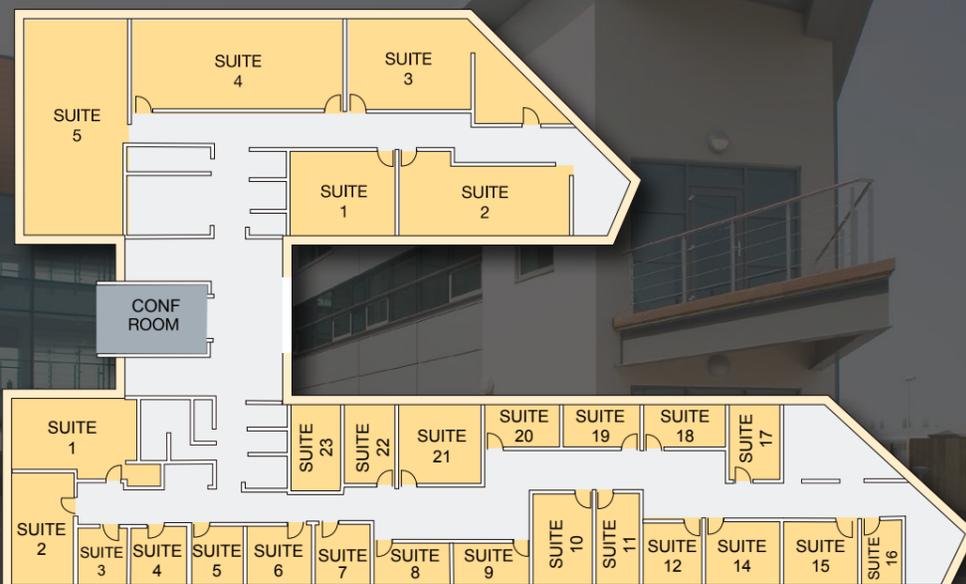
For current availability please contact the letting agents. Copies of the EPC Certificates are available upon request.

## TERMS / RENTS / OTHER CHARGES

The units are available on flexible lease/tenancy agreements. For more details please contact the letting agents.

Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

## EXAMPLE OFFICE FLOORPLAN





## KEYS PARK ROAD, HEDNESFORD, CANNOCK, WS12 2HA CENTRIX @ KEYS BUSINESS VILLAGE



### 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 joins the A5 2.4 miles to the South. The A460 also provides access to T7 of the M6 Toll 2.3 miles to the south.

Cannock is situated 8.1 miles to the west of Lichfield, 9 miles north-east of Wolverhampton and 15.9 miles north of Birmingham City Centre.

The property benefits from good nearby amenities with Hednesford town centre only 1 mile away, which includes a recent £50m regeneration project providing a new 82,000 sq ft Tesco store. In addition development is underway on the new £160m Cannock Designer Outlet, an exciting new retail and leisure destination. Hednesford Railway Station is also less than 1 mile away and forms part of the Chase Line, providing direct access to Birmingham New Street.

### TRAVEL DISTANCES

|                    | Miles | Mins |  |
|--------------------|-------|------|--|
| Hednesford Station | 0.9   | 24   |  |
| T7 M6 Toll         | 2.3   | 12   |  |
| A5 Main Road       | 2.4   | 8    |  |
| J11 M6             | 4.3   | 17   |  |

### FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint letting agents.

**WHITTLE JONES**  
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### Excellent transport links



### Great meeting room facilities



### Good local amenities



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