



**Unit 4C, Progress Drive
Cannock, Staffs, WS11 0JE**

- Steel Portal Frame with Corrugated Metal Cladding
- Approx 7,389 sq ft (686.5 sq m)
- Forecourt Yard / Servicing
- EPC Rating E-109



Printcode: 2021915

Unit 4C

Progress Drive, Cannock

PROPERTY REFERENCE

CA/BP/2160/ELH

LOCATION

The property is situated on Progress Drive, just off the main A34 Walsall Road, approximately 1 mile from Cannock town centre. Access to the A5 and junction T7 of the M6 Toll Road at Churchbridge is approximately 1/4 of a mile distant. Access to junctions 11 & 12 of the M6 motorway is approximately 4 miles distant.

DESCRIPTION

The property is of steel portal frame design with corrugated metal clad elevations. The minimum eaves height is approximately 4.5m and there are forecourt parking and servicing facilities.

ACCOMMODATION

All measurements are approximate:

Warehouse approximatley 7,389 sq ft (686.5 sq m)

ASKING PRICE

£600,000 plus VAT

VAT

VAT will be payable on the sale price.

TERMS

TENURE: Freehold.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

We believe that the rateable value of the property is currently combined with another and needs to be split.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate E-109.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

AVAILABILITY

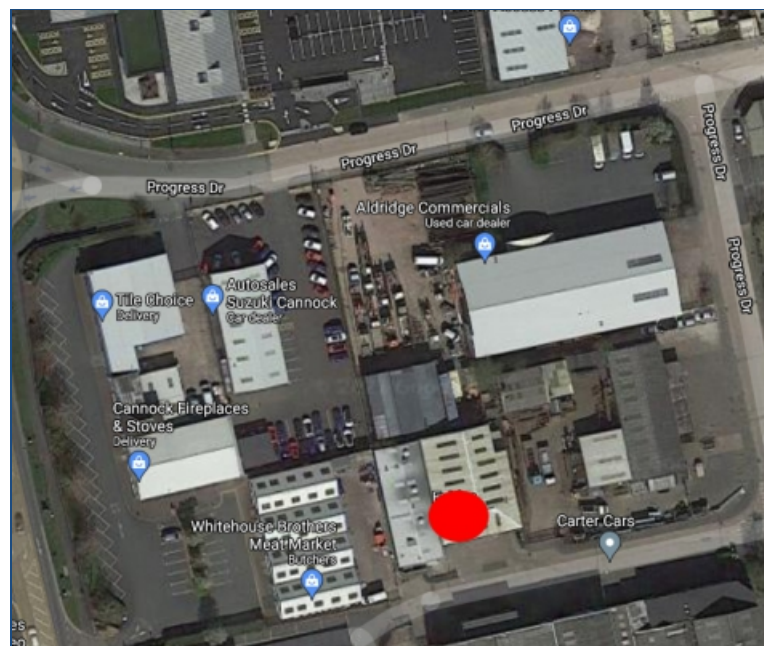
Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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