

Hawkins Drive

Cannock, Staffordshire WS11 0XT

Self-contained comprehensively refurbished warehouse

Available to let | 101,746 sq ft



Available Q4 2025



Self-contained warehouse

The property comprises a warehouse and ground & first floor offices and staff accommodation.

The property was constructed in the mid 1990s and provides a five bay warehouse of steel portal frame construction under pitched profiled metal clad roofs which incorporate roof lights.

The walls are traditional brick and block to the height of approximately 3m with external profiled metal cladding.

Loading is via nine level access roller shutter doors in each of the bays accessed from a 35m service yard to the front. The warehouse benefits from an eaves height of 8.2m (27ft).

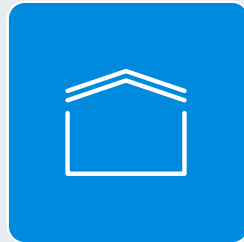
Comprehensively refurbished to include: Power upgrade to 975 kVA, installation of additional roller shutter doors, full LED lighting throughout and refurbished office and welfare facilities.

Self-contained warehouse

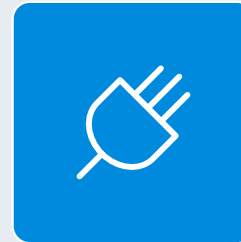
101,746 sq ft



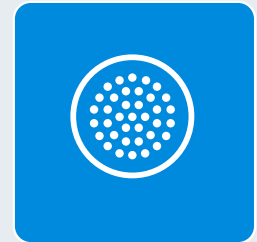
Single storey
warehouse



Approx 101,746
sq ft (9,452.2
sq m)



Up to
1500 kVA



LED lighting
throughout



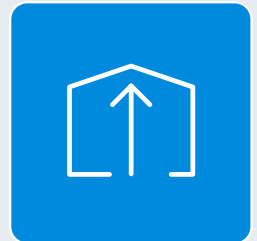
Site extends to
approx 4.12 acres
(1.67 hectares)



Office
accommodation



9 level access
loading doors



8.2 m eaves
height

Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
------	--------------	-------------

Warehouse	91,786	8526.9
-----------	--------	--------

Ground Floor Offices	4,928	457.8
----------------------	-------	-------

First Floor Offices	5,032	467.5
---------------------	-------	-------

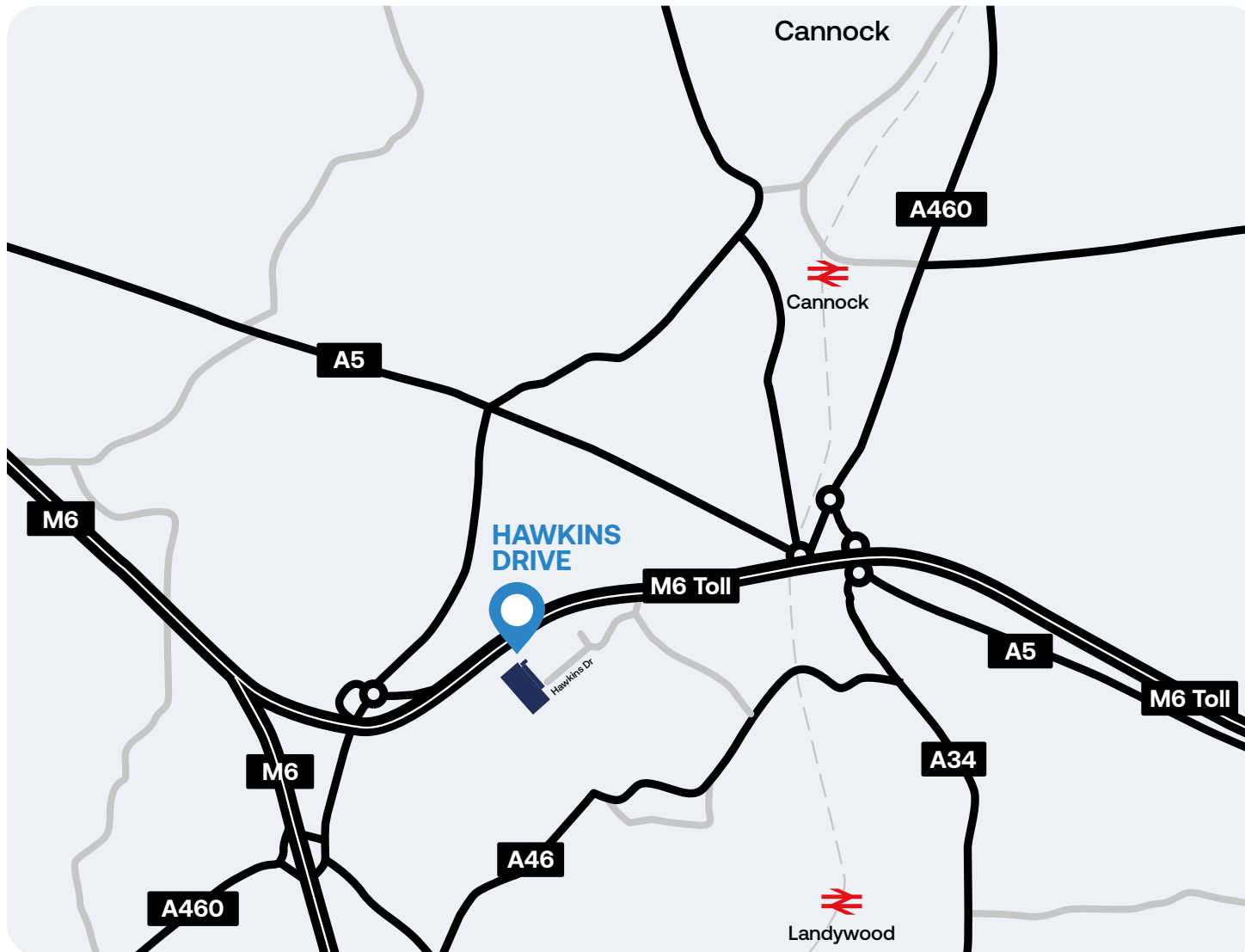
Total	101,746	9,452.2
--------------	----------------	----------------





[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contacts](#)

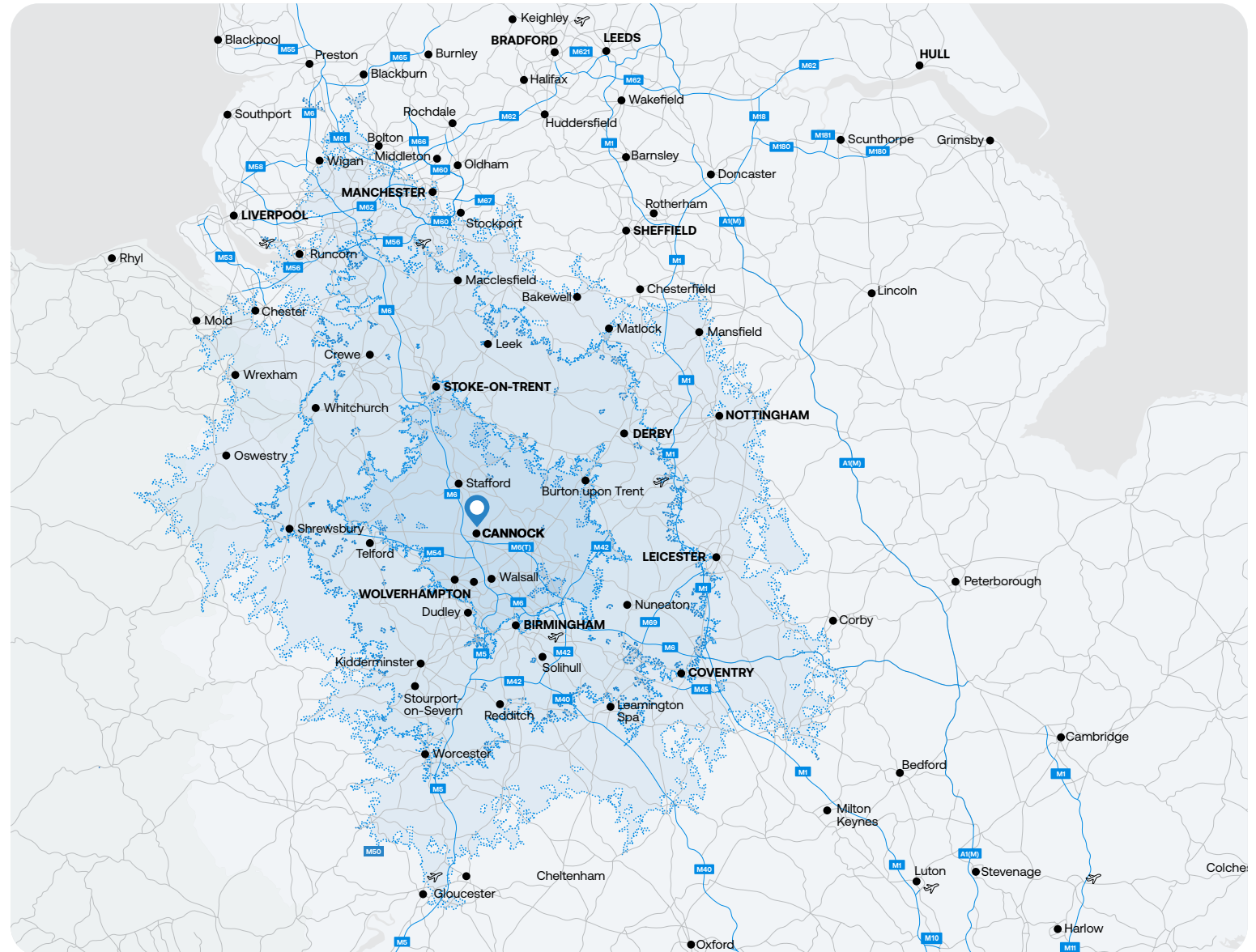
Location



The property is situated in an established industrial area 2 miles south west of Cannock town centre, 1 mile east of junction 11 of the M6 motorway and 1 mile from the A5 Watling Street.

Cannock benefits from excellent communication links located at the heart of the national motorway network. The M6, M5, M42 and M54 motorways are all within quick access. Cannock is easily accessible from junctions 11 and 12 of the M6 motorway and also from the M6 Toll Road.

M6 Toll 2 miles



Hawkins Drive

Cannock, Staffordshire WS11 0XT
Self-contained comprehensively refurbished warehouse
Available to let | 101,746 sq ft

[Book a viewing](#)

Mileway

Richard Sidaway
T: 0121 368 1760
Midlands@mileway.com

ANDREW DIXON & COMPANY

Andrew Hartley
07812 489720
andrew@adixon.co.uk

Edward Home
07976 302003
ed@adixon.co.uk



Neil Slade
07766 470 384
neil.slade@harrislamb.com

Thomas Morley
07921 974 139
thomas.morley@harrislamb.com

Matthew Tilt
07834 626 172
matthew.tilt@harrislamb.com



Steven Jagers
07837 995259
steven.jagers@jll.com

Further information:

Rent

Price on application.

Terms

The unit is available on a new FRI Lease.

EPC

Property expected to achieve a B rating as part of refurbishment works.

VAT

Rent is subject to VAT.

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.