

Mileway

Anglesey Business Park Cannock

Available to Let
Warehouse
1,143 - 5,538 sq ft

116



Office space available



Allocated parking



Roller shutter doors



5 metres eaves height

Anglesey Business Park

Littleworth Road Hednesford Cannock WS12 1NR



Description

The units are constructed from a steel portal frame, featuring full-height profile cladding topped with matching profile sheet roofing. Each unit includes a compact entrance office and a bathroom.

Location

Anglesey Business Park is located approximately 1 mile south east of Hednesford town centre in a predominantly residential area. Cannock town centre is approximately 2 miles south. The area has excellent road communications strategically located close to junctions 11 & 12 of the M6 motorway and junction T7 of the M6 Toll Road. The A5 links Cannock to Brownhills and Tamworth and the A34, A462 & A460 provides connections to Walsall, Stafford, Rugeley and Wolverhampton.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

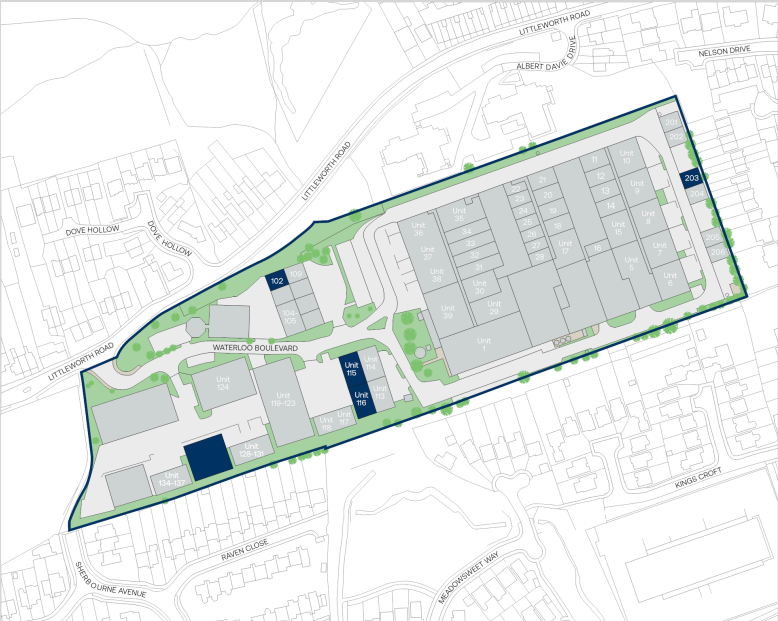
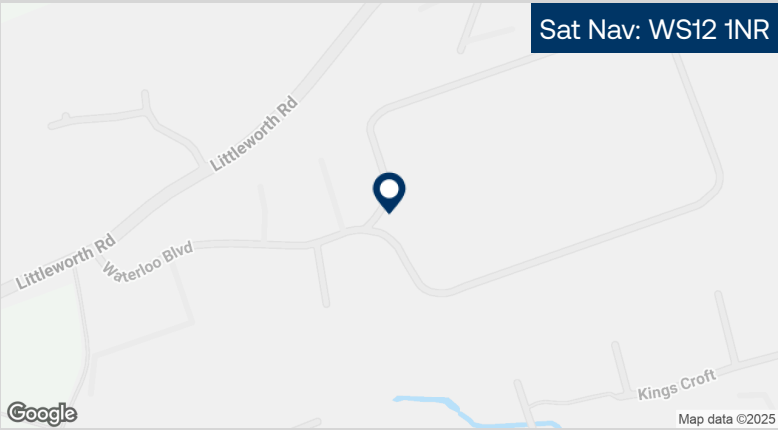
Please contact:

Mileway

Richard Sidaway
midlands@mileway.com
0121 368 1760

ANDREW DIXON
& COMPANY

Andrew Hartley
enquiries@adixon.co.uk
01543 506 640



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 102	Warehouse	1,204	Immediately	£905 PCM
Unit 203	Warehouse	1,143	19/07/2025	£860 PCM
Unit 115 & 116	Warehouse	4,879	Immediately	£3,460 PCM
Unit 132/133	Warehouse	5,538	Immediately	
Total		12,764		

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.

mileway.com

Mileway