

Chase Trade Park, Multipark Burntwood,
Burntwood, Staffordshire. WS7 3FU

Target Completion
Q3 2024

New Trade / Warehouse / Industrial Units



1,400 - 16,950 sq.ft

(130 - 1,575 sq.m)

LAST THREE UNITS AVAILABLE

- Full Planning Permission granted - Construction underway
- Clear eaves height of 6.5m (21.3 ft) - 8.0m (26.2ft)
- Range of building sizes and specifications to suit all tenant requirements

LCP.
part of MCore

01384
400123

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& PARTNERS**

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All images are examples of indicative build quality

BLOCK A FEB 2024

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ESTATE BENEFITS

Security

CCTV covers the park and is monitored 24 hours a day, 7 days a week. In addition, outside of normal working hours frequent mobile security patrols are carried out. Tenants have access to their properties 24 hours a day, 7 days a week.

Business Park Maintenance

LCP are responsible for the maintenance of park roads and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place. The estate benefits from a planned on-going maintenance programme.

Refreshments

A wide range of facilities are within walking distance of the park including Morrisons & Aldi supermarkets as well as Burntwood High Street.

Rent and Rates

On application.

Service Charge and Insurance

A service charge will be levied for the provision of security, maintenance of estate roads and drains, and landscaping of common areas. The Landlord will insure the buildings with the premium to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

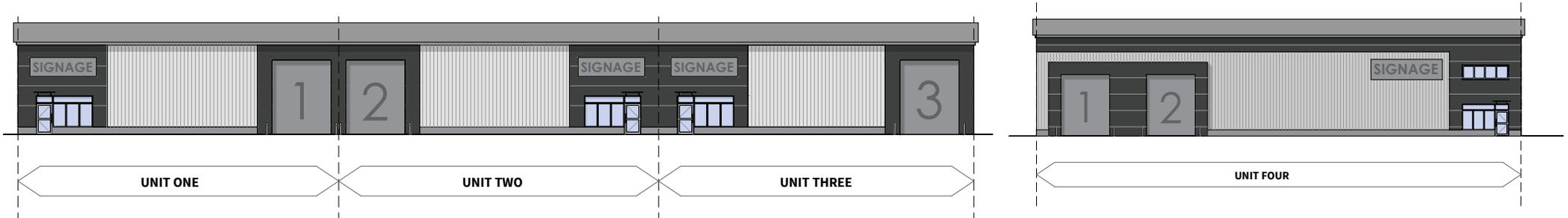
The properties are considered suitable for B2 (General Industrial), B8 (Warehousing) or E(a) (Display or sale of retail goods) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

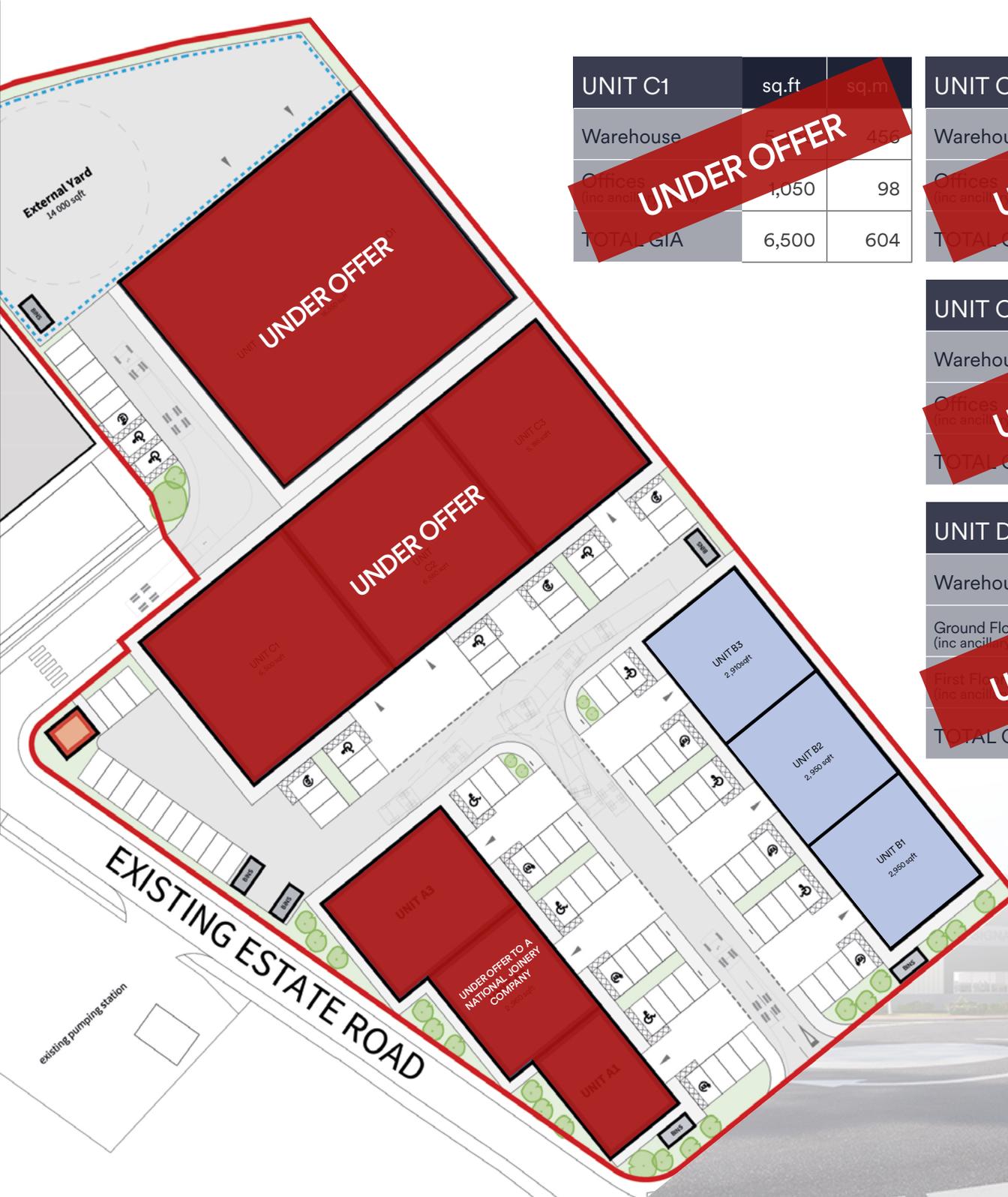


SPECIFICATION

Working in partnership with potential occupiers, LCP and its appointed team will deal with the process from start to finish, from initial enquiry to building completion. A dedicated in-house team will be on hand throughout the process, working with occupiers to optimise building design and fit out to meet reasonable requirements.

- 1,400-16,950 sq.ft (130-1,575 sq.m)
Trade Counter / Industrial / Warehouse units
- Modern finish
- Building can be tailored to meet reasonable occupier requirements with early engagement in construction
- Steel portal frame construction
- Approximate clear eaves height:
Units A1-3, B1-3, C1-3 - 6.5m (21.3ft)
Unit D1 - 8m (26.2ft)
- Ample unloading/loading with 92 parking spaces
- 10 Electric parking points
- 11 Accessible parking
- 10 Cycle hoops
- LED lighting
- Full height electric roller shutter doors
- Insulated profiled steel cladded roof with roof lights
- Power floated concrete floor with minimum 30KN/M² loading





UNIT C1	sq.ft	sq.m
Warehouse	5,050	458
Offices (inc ancillary areas)	1,050	98
TOTAL GIA	6,500	604

UNIT C2	sq.ft	sq.m
Warehouse	5,050	511
Offices (inc ancillary areas)	1,050	98
TOTAL GIA	6,550	609

UNIT B1	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,950	275

UNIT C3	sq.ft	sq.m
Warehouse	4,185	411
Offices (inc ancillary areas)	765	71
TOTAL GIA	5,185	482

UNIT B2	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,950	275

UNIT D1	sq.ft	sq.m
Warehouse	15,000	1,394
Ground Floor Offices (inc ancillary areas)	1,550	144
First Floor Offices (inc ancillary areas)	1,550	144
TOTAL GIA	18,100	1,682

UNIT B3	sq.ft	sq.m
Warehouse	2,410	224
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,910	271



UNIT B1	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,950	275

UNIT B2	sq.ft	sq.m
Warehouse	2,450	228
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,950	275

UNIT B3	sq.ft	sq.m
Warehouse	2,410	224
Offices (inc ancillary areas)	500	47
TOTAL GIA	2,910	271



2,900 square feet of versatile units, Features include:

Customer-Facing Entrance: A warm and inviting entryway that ensures a positive first impression for visitors.

Dedicated Parking: Convenient parking spaces exclusively for unit occupants, making coming and going hassle-free.

EV Charging: Stay ahead of the curve with electric vehicle charging stations, promoting sustainability and convenience.

Kitchenette: A compact yet functional kitchenette, perfect for quick meals or brewing that morning coffee.





APPROXIMATE TRAVEL TIMES



- M6 Toll Road Junction T6 2 Minutes
- Birmingham City Centre 41 Minutes
- M6 Junction 12 10 Minutes



CLOSE PROXIMITY TO BIRMINGHAM CITY CENTRE. 22.7 Miles, 41 Minutes VIA M6 TOLL



DRIVE TIME TO BIRMINGHAM AIRPORT
24.5 Miles, 36 Minutes



- CANNOCK COMMUTER RAIL
3.9 Miles, 8 Minutes Drive
- HEDNESFORD COMMUTER RAIL
4.2 Miles, 10 Minutes Drive

LOCATION - WS7 3FU

A well known business park with over 70 units and 700,000 sq.ft (65,032 sq.m) of commercial property, situated between Cannock and Lichfield, prominently on Milestone Way (A5190). The town of Burntwood has a growing population of over 26,000, situated within 4 miles of the site.

VIEWING

Strictly via prior appointment with the appointed agents:



Nick Bryson 07553 680122
NBryson@lcpproperties.co.uk

Paula James 07798 683995
P.James@lcpproperties.co.uk

The location of the site means it benefits from catchment of both the Lichfield District and Cannock Chase District, each with populations over 100,000, making it a very popular commercial location.

The park is just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54, providing easy access north or south. Junction T6 of the M6 Toll Road is less than one mile from the site.

Existing tenants include Screwfix, Uniseal and FedEx.



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