



FOR SALE / TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 42 SOUTH STAFFS BUSINESS PARK,
HAWKINS DRIVE, CANNOCK,
STAFFORDSHIRE, WS11 0XT**



32,720 sq ft (3,039.77 sqm)

Approx. Gross Internal Area

- Refurbished warehouse / industrial unit
- Approx 11.9m minimum height to haunch
- 6m x 6m new roller shutter access door
- New overclad roof





Location:

The property is situated in an established industrial area 2 miles southwest 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 from the M6 Toll Road.

Description:

The property comprises a warehouse that was constructed in the early 1990s providing clear steel portal framed storage space under a newly over clad pitched profile metal clad roof with 10% translucent light panels. The walls are of traditional brick and block to a height of approximately 3m with external profile metal cladding. Loading is through a roller shutter access door measuring 6m by 6m, together with a secondary smaller loading door positioned to the side of the building. The minimum height to haunch is approximately 11.9m.

Accommodation:

32,720 sq ft (3,039.77 sq.m.)
Approx Gross Internal Area

Tenure:

The unit is available on a new full repairing lease.

Rent:

A commencing rent of £230,000 per annum, exclusive.

Price:

Offers in excess of £3.1m exclusive.

Energy Performance Certificate:

EPC Rating – B (48)

Business Rates:

Rateable Value (2026): £148,000
Rates Payable (2026): £71,040

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their contractor, solicitor or surveyor.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Legal Costs:

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

VAT:

All figures quoted are exclusive of VAT.





Viewing:

Strictly via the joint agents:

Harris Lamb
4 Brindleyplace
Birmingham
B1 2LG

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Mobile: 07921 974 139
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Contact: Matthew Tilt
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Email: matthew.tilt@harrislamb.com

Or joint agents

Andrew Dixon & Co

Ref: G008154
Date: May 2026

Subject To Contract



