

# Business Park **Investment** For Sale



## **UNIT 5 NEWLANDS COURT G6K**

Burntwood Business Park **Burntwood**

### **6,100 Sq Ft**



# UNIT 5 NEWLANDS COURT G6K

## Introduction

The Gladman office product has been developed to offer high quality business accommodation in attractive settings. Developments are always ideally placed to take advantage of local road networks. This formula has produced successful business locations nationwide and offers tenants and purchasers cost efficient, modern, flexible and high quality office space.

## Location

Cannock is a mid sized town in the midlands, 20 miles north of Birmingham.

Newlands Court is located on Burntwood Business Park which is 4 miles east of Cannock situated on the newly constructed link road on the corner of Atwood Road and Miners Way (A5190 Burntwood Bypass). Lichfield is 5 miles west of the site.

Junctions 11 & 12 of the M6 motorway can be found within 6 miles of the site with Junction 1 of the M54 8 miles to the west. Junction T6 of the M6 Toll is less than 1 mile away via the Miners Way extension.

The Park has excellent access to Birmingham, The Black Country and the conurbations of North Staffordshire and East Midlands.

## Specification

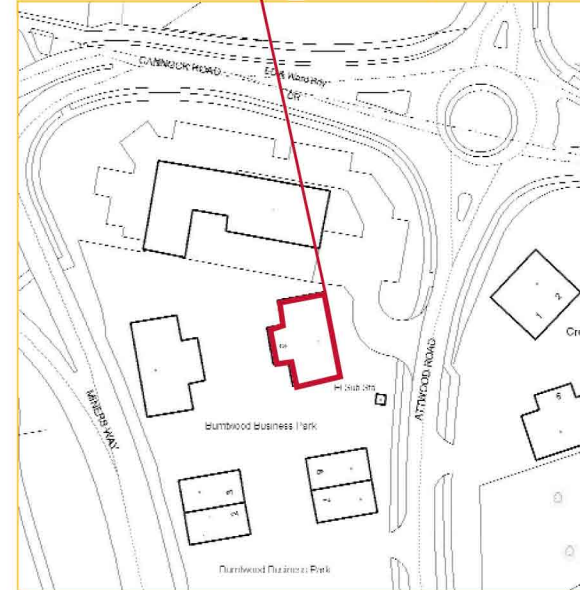
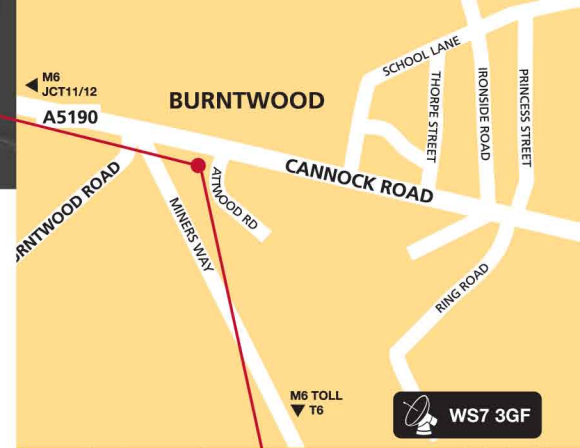
The property is a two storey detached office building with the following specification:

- Suspended ceiling
- Recessed lighting
- Air conditioning
- Full access raised floors
- Passenger lift
- 18 car parking spaces

## Floor Areas

Our client has provided us with the following net internal areas:

<b>Ground</b>	<b>2,981 sq ft</b>	<b>303.79 sq m</b>
<b>1st Floor</b>	<b>3,119 sq ft</b>	<b>315.87 sq m</b>
<b>Total</b>	<b>6,100 sq ft</b>	<b>566.70 sq m</b>



## Tenure

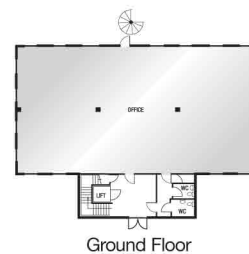
Freehold.

## Pricing

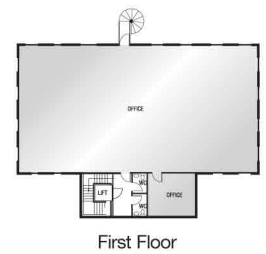
We are seeking offers in excess of **£900,000**.

## Covenant Status

	Dec 09	Dec 08	Dec 07
Sales Turnover	£79,973,000	£53,450,000	£40,321,000
Profit / (Loss) Before Taxes	£1,869,000	£2,583,000	£2,868,000
Tangible Net Worth	£3,347,000	£2,993,000	£2,702,000
Net Current Assets (Liabilities)	£3,606,000	£3,053,000	£2,590,000



Ground Floor



First Floor

## Tenancy Schedule

Tenant	Passing Rent	Lease Start	Lease End	Term	Break	Break Notice
Imtech Process Ltd	£82,350 (£13.50 psf)	01/06/2006	31/05/2016	10 years	01/06/2011	6 months written

The tenant has not elected to exercise the break clause.

## Contact

**Andrew Buckman**  
01543 414300  
andrew.buckman@kingstoncpc.co.uk

MISREPRESENTATION ACT: 1.No description or information given by Kingston CPC whether or not in these particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation or fact. Kingston CPC do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent or the seller(s) or lessor(s). 2. These particulars do not constitute, nor constitute part of, an offer or contract, not shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information of the information. 3. The photographs show examples of schemes (with the exception of aerial photography). Any areas of measurements or distances given are approximate only. 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

February 2011

**GLADMAN**  
01260 288800  
www.gladman.co.uk

**KINGSTON**  
Commercial Property Consultants

01543 414300  
www.kingstoncpc.co.uk