Brand New Warehouse / Industrial Unit
144,472 sq ft (13,422 sq m) TO LET

AVAILABLE NOW

- 10 docks / 3 level access
- Energy reducing solar panels
- A5 Watling Street frontage
- Up to 58m gated yard
- Fully fitted offices
- 1 mile from M6 Toll (JT7)
- Clear height 12.5m
- Staff welfare block
- 2 miles from M6 (J11)

www.canmoor.com/cannock
Cannock has a lower than average wage rate to that of the West Midlands, therefore offering prospective occupiers a good source of labour at an attractive rate to that of other areas in the West Midlands.

**JUPITER** is a prominent new warehouse industrial unit fronting the A5, benefiting from the following:

**WAREHOUSE**
- 10 dock loading doors
- 3 level access doors
- 12.5m clear internal height
- 50kN m² floor loading
- Planning for B1c, B2 and B8 uses
- Staff welfare block
- Up to 800 kVA power

**EXTERNAL**
- 127 car park spaces
- 1 trailer parking spaces
- Up to 58m gated yard

**OFFICE**
- Fully fitted first and second floor offices
- LED lighting
- Fully carpeted
- Raised floors

Energy efficient Solar Panels to provide up to 156 kWh per year, reducing the overall energy costs of the building to the occupier.

**ACCOMMODATION (GIA)**

<table>
<thead>
<tr>
<th></th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>133,049</td>
<td>12,360.62</td>
</tr>
<tr>
<td>Ground Floor Office</td>
<td>1,439</td>
<td>133.74</td>
</tr>
<tr>
<td>First Floor Office</td>
<td>4,912</td>
<td>456.31</td>
</tr>
<tr>
<td>Second Floor Office</td>
<td>5,072</td>
<td>471.21</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>144,472</td>
<td>13,421.88</td>
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Unemployment is currently at 5.4% in comparison to the Great Britain rate of 4.5%, showing a readily available source of labour.

85.5% of Cannock Chase’s population is of working age and are economically active.

The West Midlands population is almost 10% of the total British population.

Source: Office of National Statistics, ONS.

**DEMOGRAPHICS**

**ACCURATE MEASUREMENTS**

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Source: Office of National Statistics, ONS.
LOCATION
Jupiter is prominently located fronting the busy A5 (Watling Street), South Staffordshire’s main arterial route, linking the East and West Midlands conurbations. The unit is 1 mile from the M6 Toll Road, Junction T7 and Junction T8, together with Junctions 11 and 12 of the M6 approximately 2 and 2.5 miles distant respectively.

TERM
The property is available on a Full Repairing and Insuring lease on terms to be agreed.

RATEABLE VALUE
Upon request.

EPC
A (24).

FURTHER INFORMATION
Further information, plans, specification and detailed terms are available on request through the joint sole agents.

COMMUNICATIONS

<table>
<thead>
<tr>
<th>JUNCTIONS</th>
<th>DISTANCE</th>
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<tbody>
<tr>
<td>M6 Toll - Junction T7</td>
<td>1 mile</td>
</tr>
<tr>
<td>M6 Toll - Junction T8</td>
<td>1.5 miles</td>
</tr>
<tr>
<td>M6 - Junction 11</td>
<td>2 miles</td>
</tr>
</tbody>
</table>

CITIES & TOWNS

<table>
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<tr>
<th>CITY</th>
<th>DISTANCE</th>
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<tbody>
<tr>
<td>Cannock</td>
<td>2.3 miles</td>
</tr>
<tr>
<td>Wolverhampton</td>
<td>8.1 miles</td>
</tr>
<tr>
<td>Birmingham</td>
<td>18.9 miles</td>
</tr>
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Source: AA Route Planner