



**Lambert
Smith
Hampton**

0121 236 2066
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For Sale/To Let

Design & Build / Owner Occupier Land

1 Acre Remaining

Gallan Park, Watling Street, Cannock, WS11 0XF

On the instructions of



- 0.4 Ha (1.1 Acres)
- Prominent location fronting the A5
- Suitable for a variety of uses
- Subject to planning

Lambert Smith Hampton

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

Gallan Park, Watling Street, Cannock, WS11 0XF

Location



Gallan Park fronts the A5, approximately $\frac{3}{4}$ mile south of Cannock Town Centre. The A5 provides access to T7 M6 Toll Road (1 mile) and Junction 12 M6 (4 miles). T8 M6 Toll / J11 & 11a M6 are within 3 miles via the A5 and A460.

Description

Gallan Park offers the opportunity for occupiers to have high quality buildings for business, distribution or industry constructed to their own size and specification.

- Indicative layouts on request
- Design and Build opportunities
- Freehold and Leasehold packages available
- Freehold owner occupier land sales also considered

Accommodation

There is flexibility in terms of layout and design at this stage with unit sizes potentially ranging from 2,000 to 20,000 sq ft. The remaining plots provide the following gross site areas:-

Plot	hectares	acres
Plot C	0.4	1.1

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Terms

Land or completed buildings are available either to let or for sale. Detailed proposals are available by contacting the agents.

Services

The site benefits from all main services (gas, electricity, water and drainage).

Planning

The site is suitable for a variety of uses, including industrial, distribution, offices, trade counter, roadside and showrooms, subject to planning consent.

Plans and Specifications

Further information, plans and specifications are available on a bespoke basis through the joint sole agents.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

Matthew Tilt
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