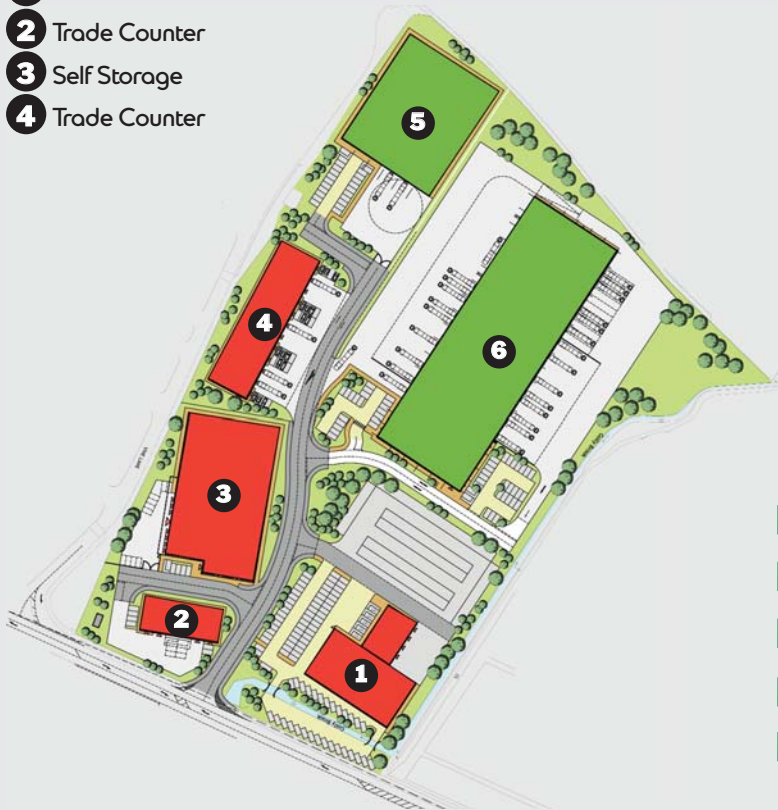


Trade Counter | Roadside Retail | Office/Car Showroom | Self Storage



- 1 Office/Car Showroom
- 2 Trade Counter
- 3 Self Storage
- 4 Trade Counter



# To Let

2,000 - 50,000 sq ft  
(186 - 4,645 sq m)

- ▶ Prime roadside position
- ▶ Established trade/retail location
- ▶ Flexible accommodation
- ▶ Suitable for a variety of uses
- ▶ Freehold options considered

## Location

Gallan Park fronts the A5 Watling Street in Cannock close to junction T7 of the M6 Toll. The site is adjacent to the Wyrley Brook Retail Park (B&Q, Allied Carpets, Dreams, Fitness First) and opposite Cannock Trade Centre (Topp's Tile, Bathstore.com, HSS Hire, Floors 2 Go) and Brindley Nissan & Mitsubishi.

There are a number of other Retail Parks in the vicinity including Linkway (Focus, Halfords, Currys, DFS, Nationwide Autocentres, Pizza Hut, McDonald's); Phoenix (Magnet, United Carpets, Tile Giant); and Orbital (Sainsburys, Carpetright, Comet, Harveys, Homebase, ScS, Pets at Home).

## Description

A flexible mix of Trade Counter, Showroom, Self Storage and other Roadside units can be made available to the front of the site offering prominence to Watling Street. The overall development will provide a variety of uses including office industrial and distribution units to the rear of the site.

## Accommodation

There is flexibility in terms of layout and design at this stage with unit sizes potentially ranging from 2,000 to 50,000 sq ft.

## Tenure

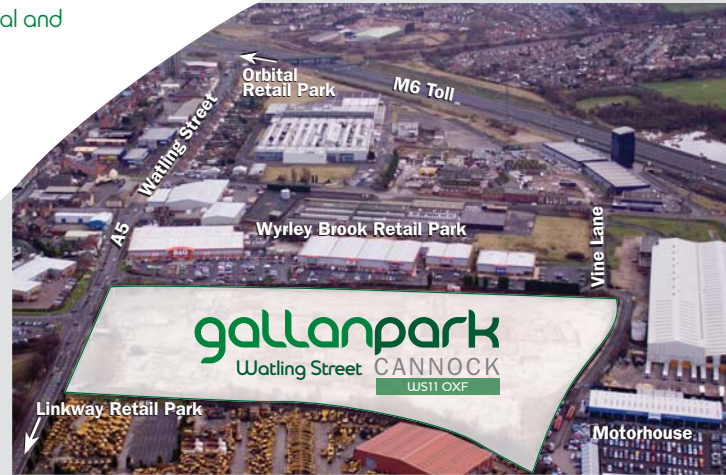
Units will be made available on either a leasehold or turnkey freehold basis.

## Rent/Price

On application.

## Further Information/Viewing

For further information on the Trade Counter/Roadside/Car Showroom/Self Storage opportunities please contact the sole agents.



Already in the area.



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