

# Hawkins Drive

Cannock, Staffordshire WS11 0XT

Self-contained comprehensively refurbished warehouse

Available to let | 101,746 sq ft



Available Q4 2025



## Self-contained warehouse

The property comprises a warehouse and ground & first floor offices and staff accommodation.

The property was constructed in the mid 1990s and provides a five bay warehouse of steel portal frame construction under pitched profiled metal clad roofs which incorporate roof lights.

The walls are traditional brick and block to the height of approximately 3m with external profiled metal cladding.

Loading is via nine level access roller shutter doors in each of the bays accessed from a 35m service yard to the front. The warehouse benefits from an eaves height of 8.2m (27ft).

Comprehensively refurbished to include: Power upgrade to 975 kVA, installation of additional roller shutter doors, full LED lighting throughout and refurbished office and welfare facilities.

# Self-contained warehouse

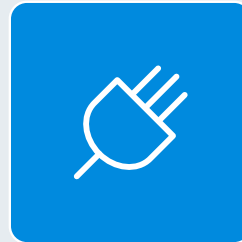
101,746 sq ft



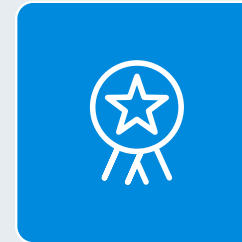
Single storey  
warehouse



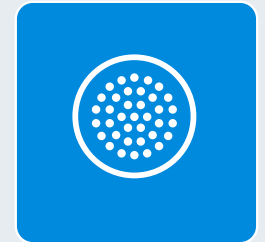
Approx 101,746  
sq ft (9,452.2  
sq m)



Up to  
1500 kVA



EPC rating A



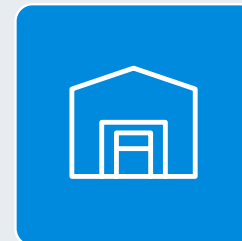
LED lighting  
throughout



Site extends to  
approx 4.12 acres  
(1.67 hectares)



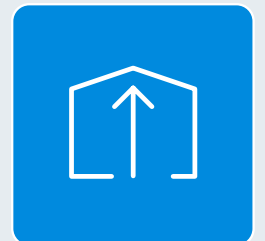
Office  
accommodation



9 level access  
loading doors



Roof with  
solar capability

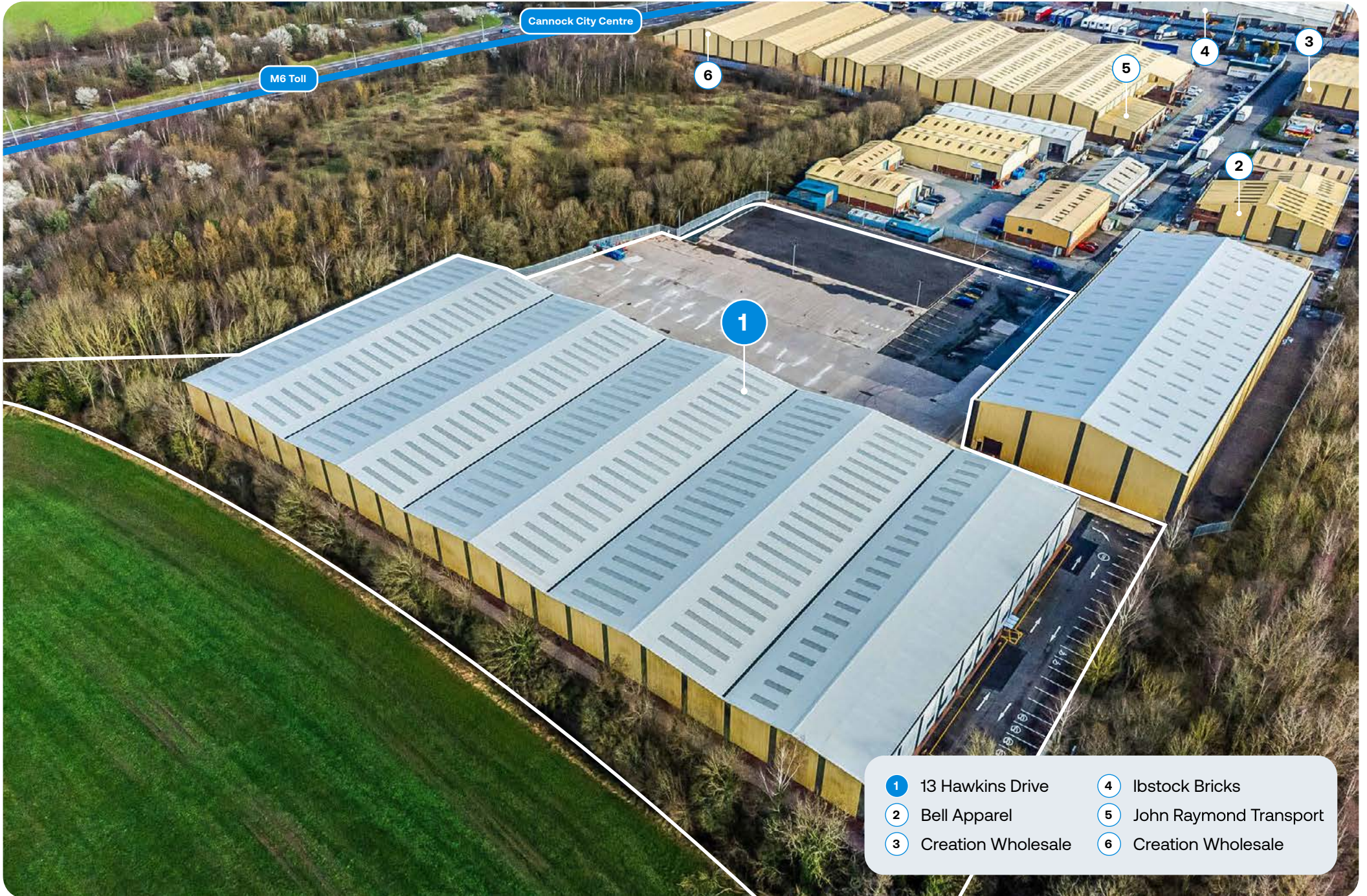


8.2 m eaves  
height

# Site plan & accommodation

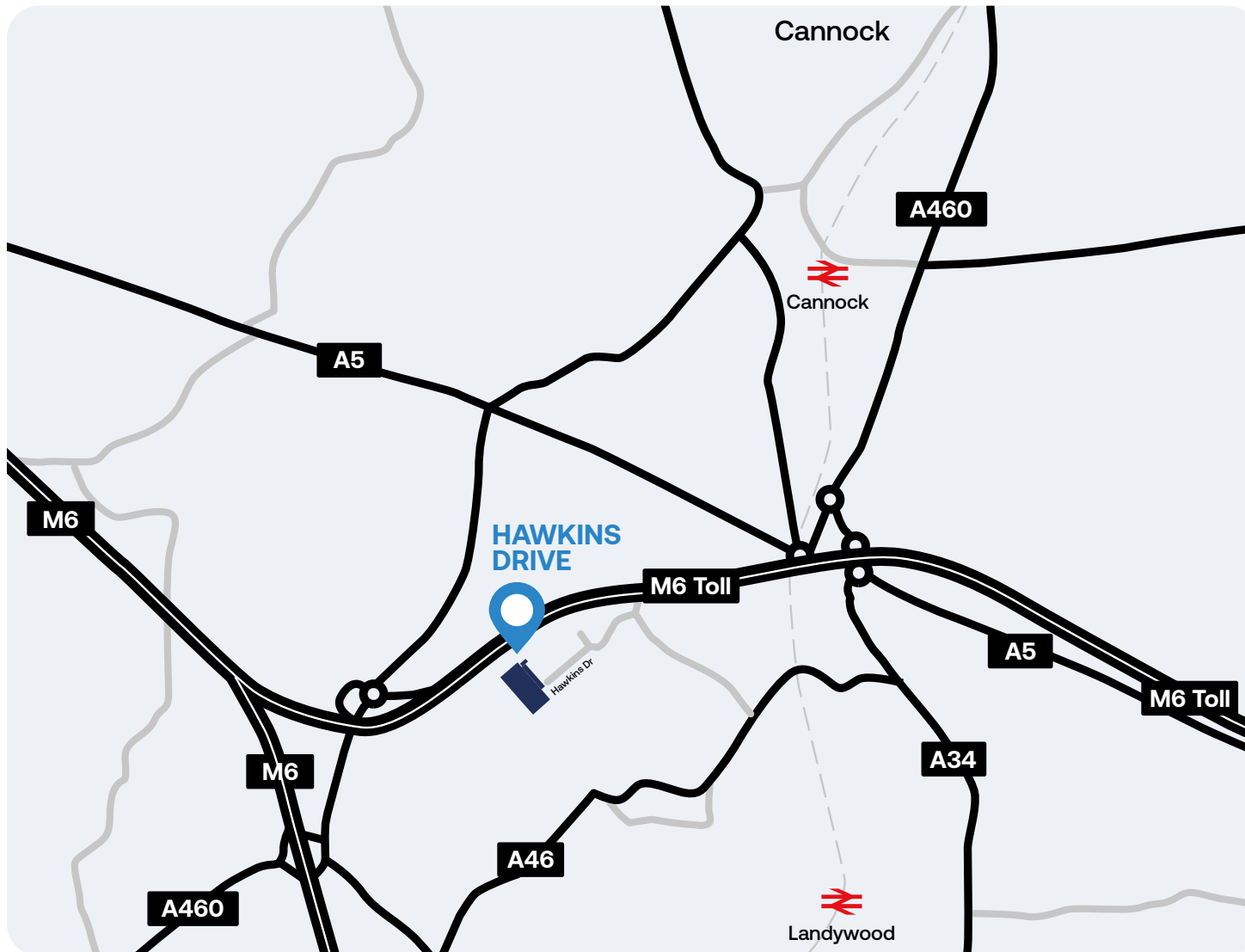


Unit	Area (sq ft)	Area (sq m)	Rent
Warehouse	91,786	8526.9	
Ground Floor Offices	4,928	457.8	
First Floor Offices	5,032	467.5	
<b>Total</b>	<b>101,746</b>	<b>9,452.2</b>	<b>£67, 830 PCM</b>





# Location



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

# Travel times

Car drive times

 30 mins 60 mins 90 mins

## Cities

### Distance

Birmingham 30 miles

Liverpool 83 miles

Manchester 71 miles

Northampton 68 miles

Gloucester 68 miles

## By Rail

### Distance

Cannock 2 miles

Birmingham New Street 21 miles

## By Air

### Distance

Birmingham Airport 27 miles

Liverpool John Lennon Airport 78 miles

Manchester Airport 63 miles

## Motorways

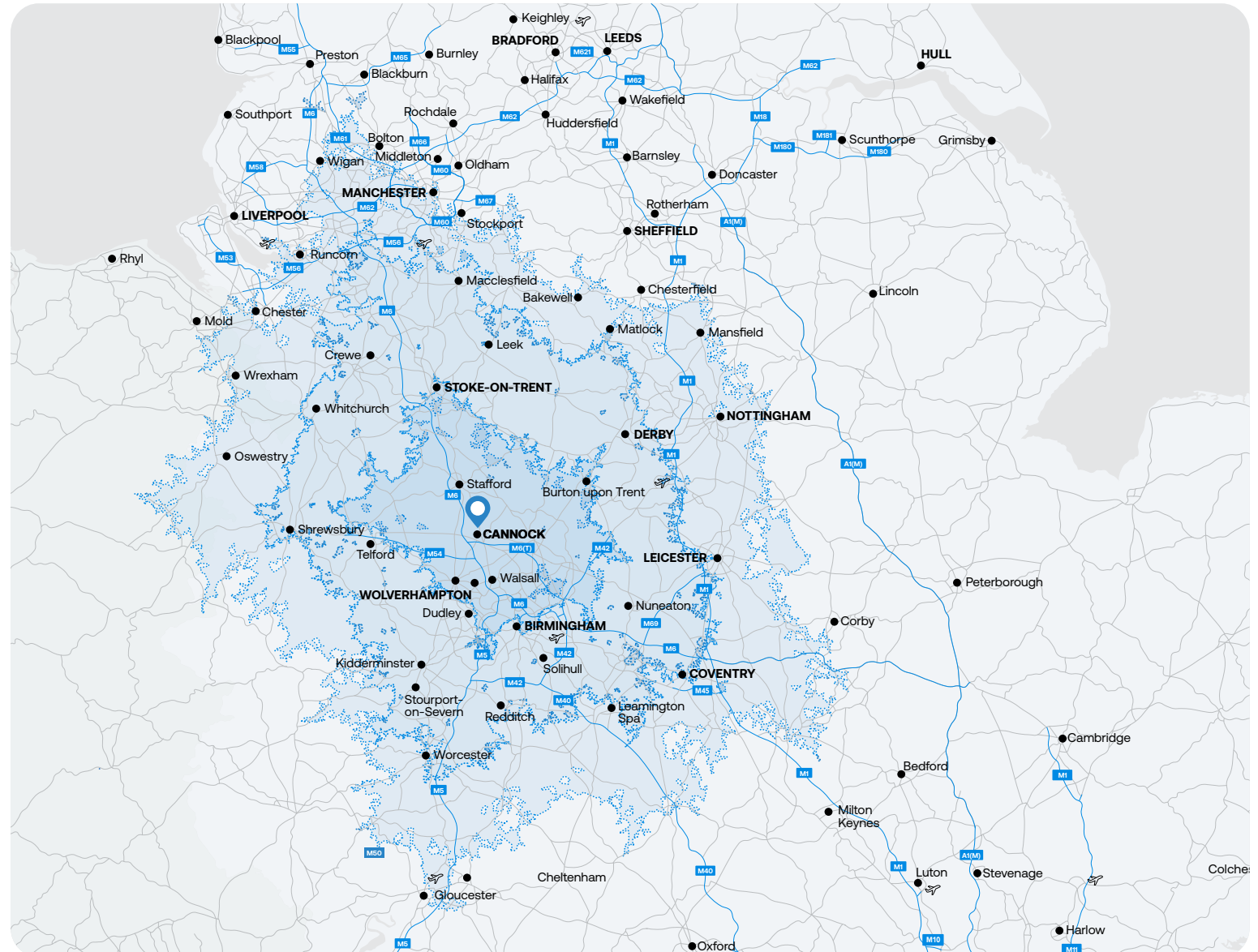
### Distance

M6 J11 4 miles

M5 J1 12 miles

M54 J1 5 miles

M6 Toll 2 miles



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Book a viewing

## Mileway

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Steven Jaggars  
07837 995259  
steven.jaggars@jll.com

## Further information:

### Rent

Price on application.

### Terms

The unit is available on a new FRI Lease.

### EPC

EPC rating A.

### VAT

Rent is subject to VAT.

### Legal Costs

Each party to bear their own legal costs.

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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