

Keys Business Village | Keys Park Road | Hednesford | Cannock | WS12 2HA

High quality industrial units for lease

Unit 2 - 231m² (2,491ft²)

Unit 3 - 231m² (2,491ft²)

- Well located and prominent industrial estate
- Electric roller shutter door
- Fitted with WC's and Cat A offices
- Ample car parking on site
- High security with 24/7 access
- Immediately available



TO LET



Location



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Location

Keys Business Village is located in Hednesford, Staffordshire approximately 1.1 miles to the north of Cannock town centre.

The units are accessed off Keys Park Road, which adjoins the B4154 and in turn the A460. The A460 leads to Junction 11 of the M6 4.3 miles to the south and T7 of the M6 Toll 2.3 miles away. West Midlands Trains provide direct services from Cannock Train Station to Birmingham International Railway Station.

Cannock is situated 8.1 miles to the west of Lichfield, 9 miles north east of Wolverhampton and 15.9 miles north of Birmingham City Centre. The property benefits from good nearby amenities with Hednesford town centre only 1 mile away, which includes a recent £50 million regeneration project providing a new 82,000ft² Tesco store. Hednesford Railway Station is also less than 1 mile away and forms part of the Chase Line, providing direct access to Birmingham New Street.

Keys Business Village

Keys Business Village incorporates a range of modern industrial units which are adjacent to Centrix @ Keys Office Centre.

The industrial development comprises of 8 units across two terraces totalling 17,099ft².





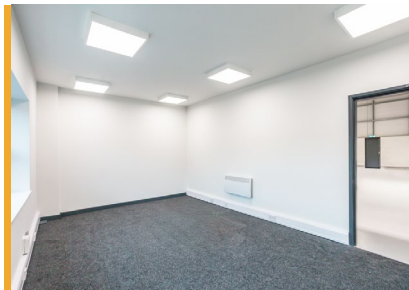
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Description

Comprising of two exceptional industrial units, Keys Business Village provides tenants with high quality industrial units.

The specification of the units includes:

- Refurbished WC's
- Electric roller shutter doors
- Unit 3 has a CAT A office located at the front
- Eaves height of 5.6 metres and an apex of 6.2 metres
- LED lighting

With the current LED lighting grid the working height is 4.8m, however this could be increased if needed.

The roller shutter door dimensions are 3.88m wide by 4.5m tall.

These units are ideal for SME's and 3PL requirements.

Additional parking is available on site at £50 plus VAT per calendar month per space.

Additional office space is also available on site, details available on request.



Location



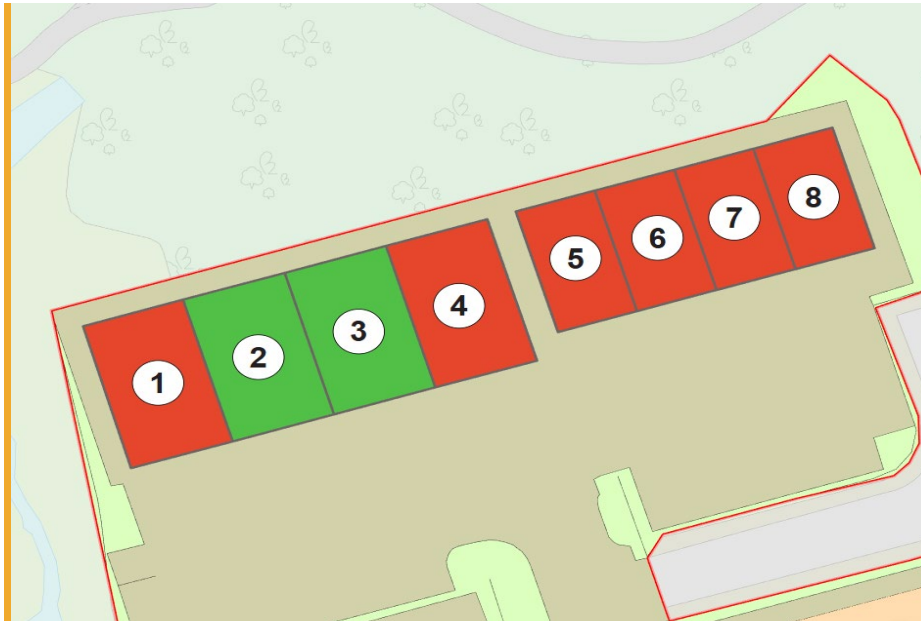
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Availability

Description	M ²	Ft ²	Rent	Rent (per sq ft)	Service Charge	Rateable Value
Unit 2	231	2,491	£24,910.00 per annum	£10.00	£1,245 per annum	£19,500
Unit 3	231	2,491	£25,532.75 per annum	£10.25	£1,245 per annum	£21,000





Location

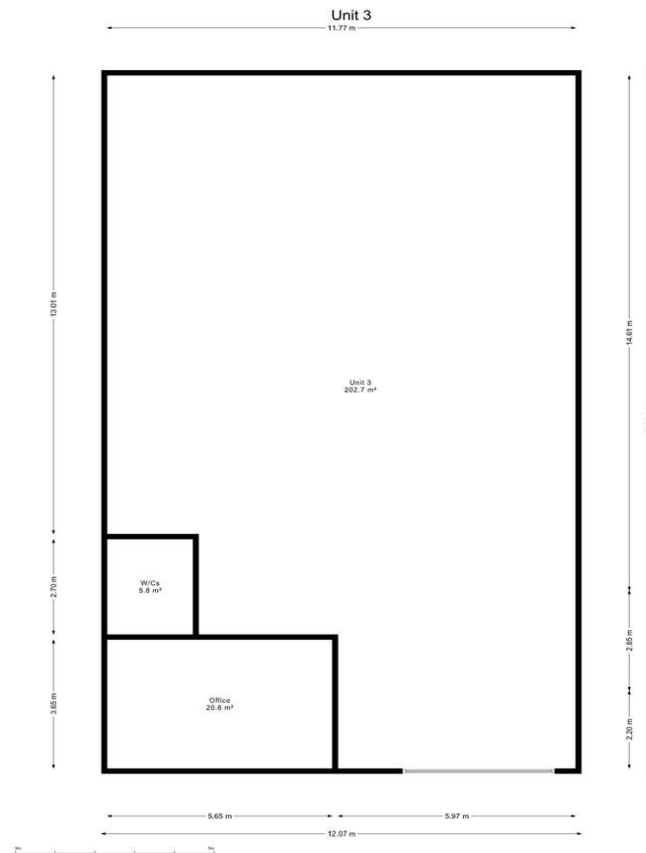
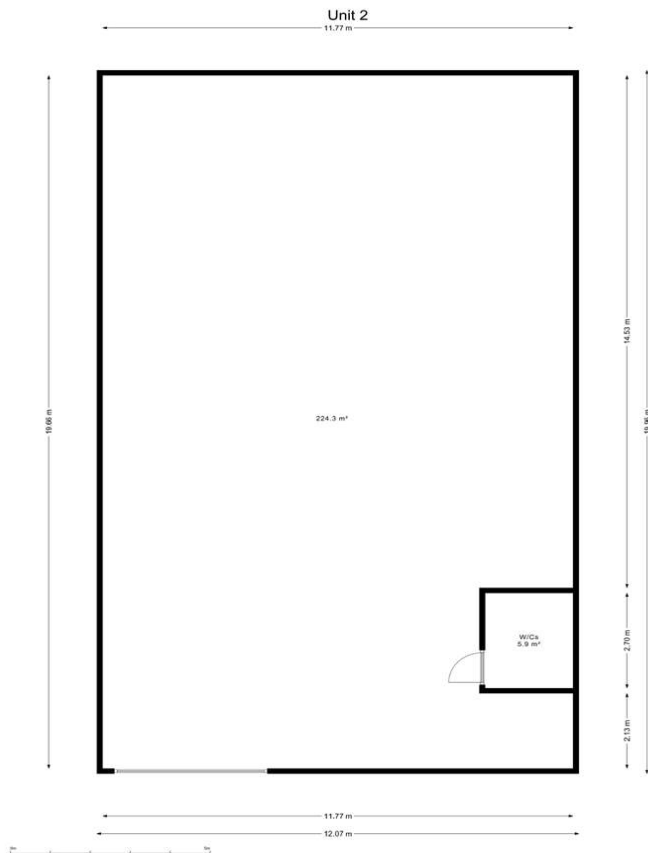


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Floor Plans





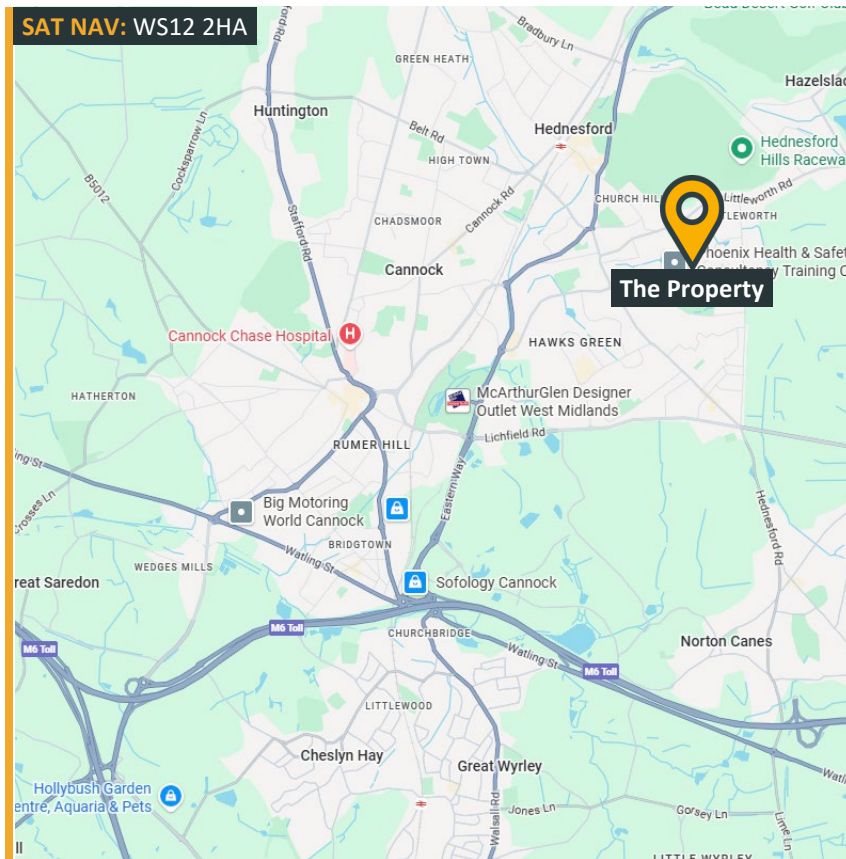
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VAT

VAT is applicable to the rent due.

EPC

The units EPC's are available on request from the agent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.