



KEYS

BUSINESS VILLAGE

HEDNESFORD CANNOCK
STAFFORDSHIRE

THE INNOVATIVE KEYS BUSINESS VILLAGE IN CANNOCK OFFERS STATE-OF-THE-ART OFFICES AND WORKSPACE UNITS TO BUSINESSES LOOKING TO SET UP OR EXPAND IN STAFFORDSHIRE.

Keys Business Village is the latest addition to the established Keys Business Park in Cannock, offering state-of-the-art offices and workspace units to businesses looking to set up or expand in Staffordshire.

The BREEAM 'Very Good' rated development includes a fully serviced centrix@keys business centre with offices for start-up or small businesses plus a range of individual suites on a non-serviced basis for larger operations. The adjacent workspace offers eight self-contained units suitable for a variety of uses.

Whatever your budget, whatever your requirements, Keys Business Village offers a solution to give your business profile and space to grow.

CENTRIX@KEYS BUSINESS CENTRE

The three-storey business centre provides flexible serviced office accommodation for start-up and small businesses offering from two person offices upwards, in a contemporary business environment.

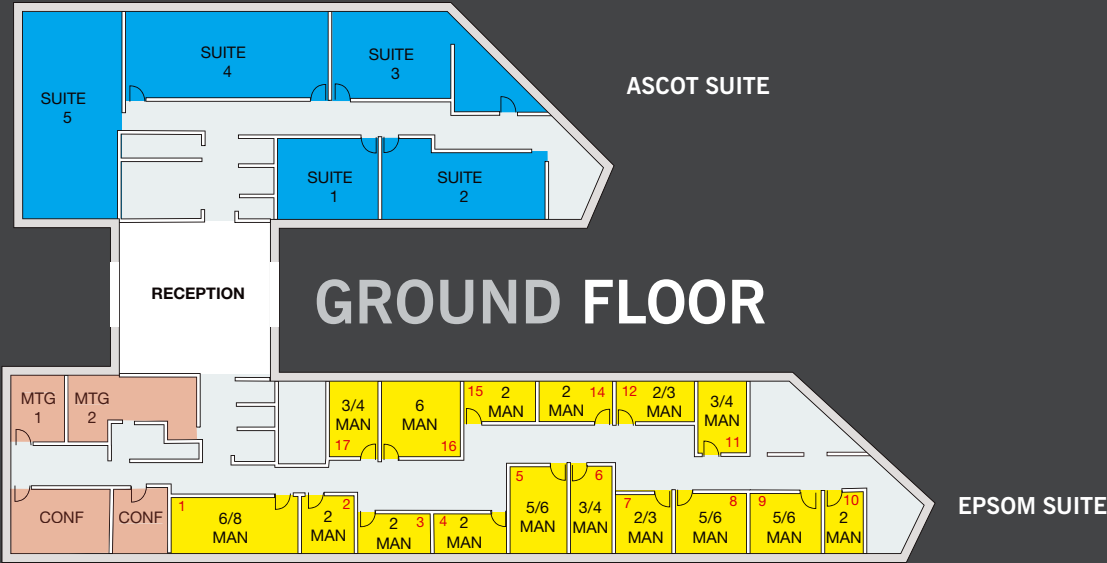
Each office and conference room reflects a sense of quality and prestige, creating a comfortable environment for both staff and clients.

The offices are available on flexible terms and key features of the accommodation include:

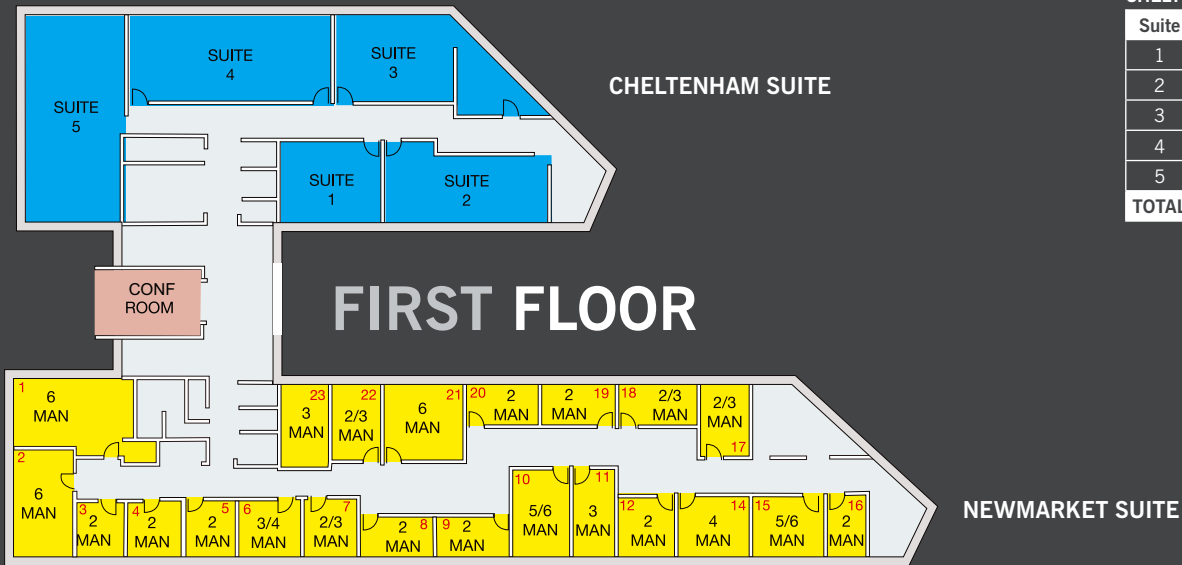
- Suspended ceilings
- LG3 lighting with PIR sensors
- Power and IT floor boxes
- Cat 5 cabling
- Comfort cooling
- Furnishings
- Alarm
- Supported conference and meeting room facilities
- On site secretarial assistance
- Seamlessly integrated IT and telecoms packages
- Kitchen facilities on each floor
- Male, female and disabled WCs on each floor
- Shower facilities
- Allocated on site car parking



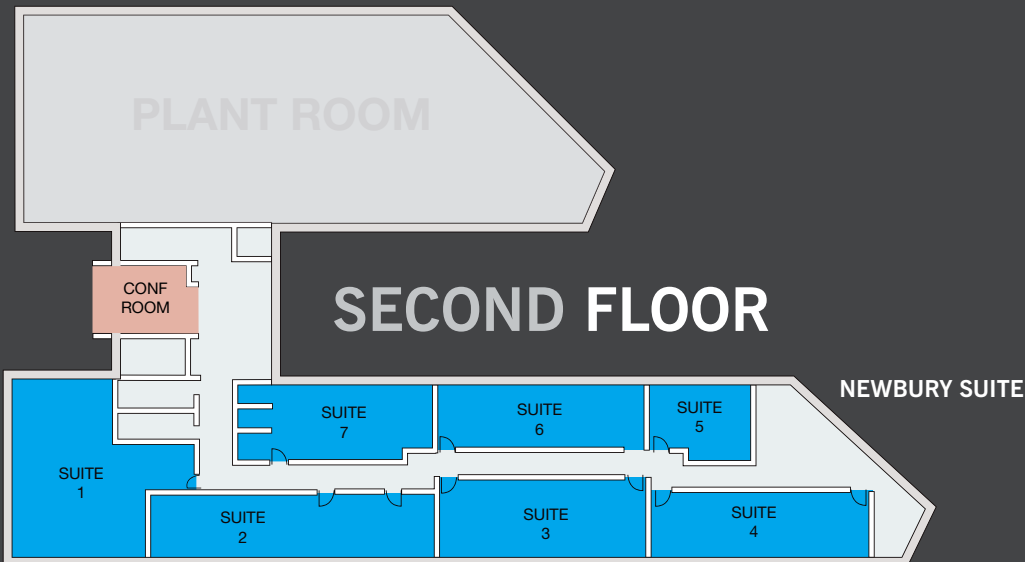
CENTRIX@KEYS BUSINESS CENTRE FLOOR PLANS



Suite	Total sq ft	Total sq m
1	416	39
2	587	55
3	474	44
4	828	77
5	985	91
TOTAL	3,290	306



Suite	Total sq ft	Total sq m
1	703	65
2	525	49
3	471	44
4	824	77
5	1,102	102
TOTAL	3,625	337



Suite	Total sq ft	Total sq m
1	959	89
2	939	87
3	826	77
4	733	68
5	356	33
6	643	60
7	566	53
TOTAL	5,022	467

■ Conventional Office
 ■ Serviced Office
 ■ Meeting Rooms

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INDIVIDUAL OFFICE SUITES

Also offered in the centrix@keys business centre is a range of individual office suites from 350 to 1,100 sq ft in size. The offices are arranged so that they can be let as single units or combined, dependent upon your requirements.

The office suites have the same high specification as the serviced offices and occupiers can take advantage of the services offered on their doorstep within the centrix@keys business centre.



KEYS | WORKSPACE UNITS

Choose one of the eight workspace units to enjoy the benefits of secure parking for you and your clients, and access to the centrix@keys business centre*.

The workspace units range in size from 1,530 to 2,685 sq ft and all mains services are connected to the units including three-phase electricity and fibre optic IT communications.

*Access to the Business Centre facilities charged at Network Space's standard rates.

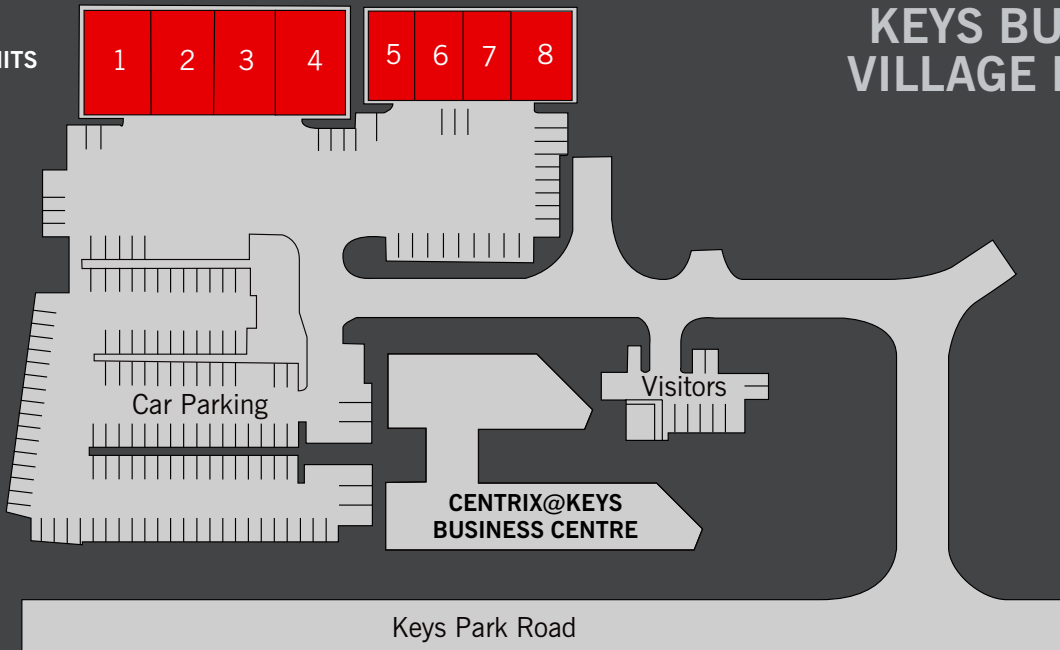
Units are offered on an internal repairing and insuring basis and other key features include:

- Warehouse heating and lighting
- Full height motorised doors
- On site parking

SUMMARY OF WORKSPACE UNITS

Suite	Total sq ft	Total sq m
1	2,685	250
2	2,490	230
3	2,490	230
4	2,685	250
5	1,535	143
6	1,560	145
7	1,570	146
8	2,090	195

WORKSPACE UNITS



KEYS BUSINESS VILLAGE LAYOUT

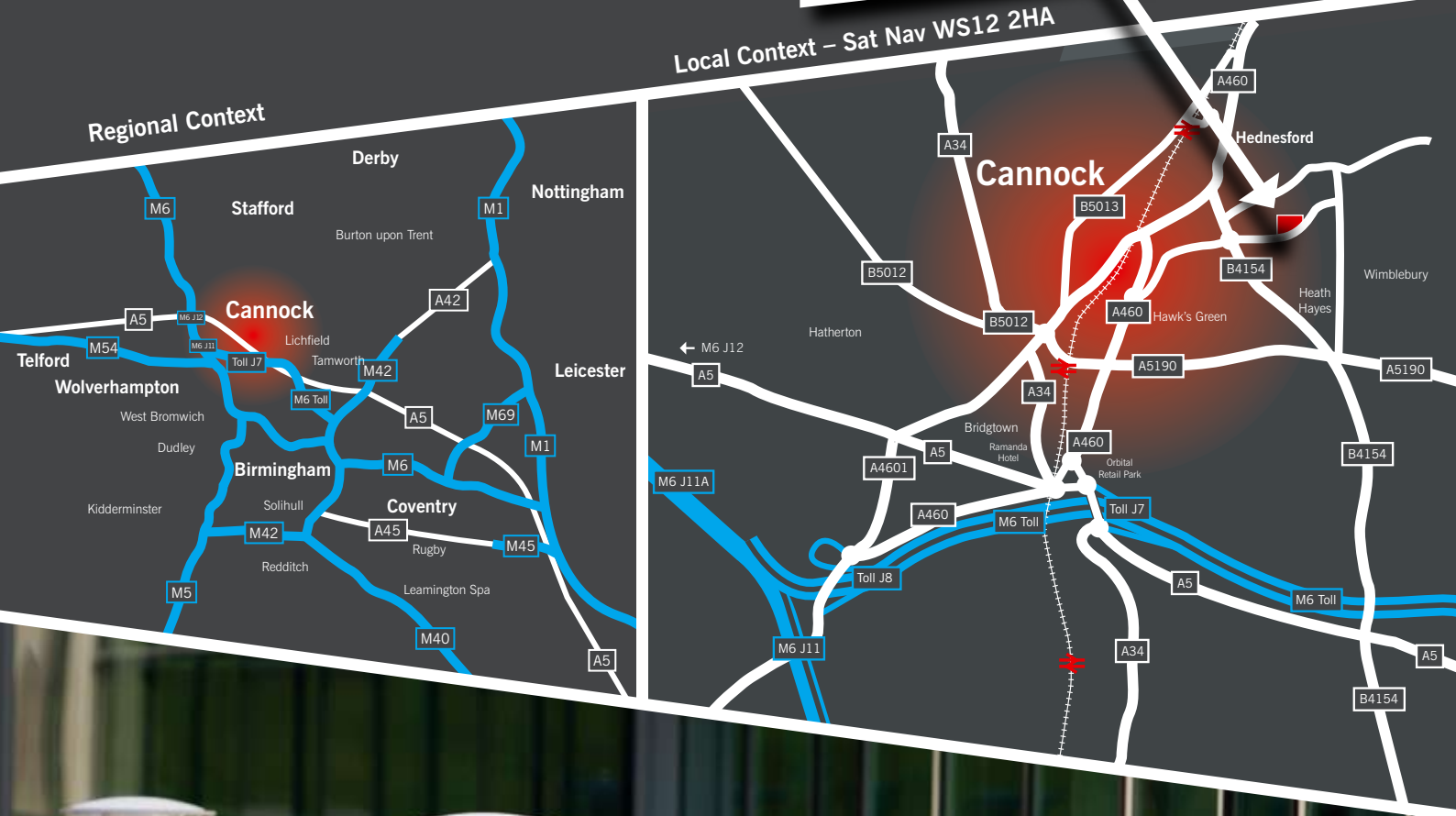
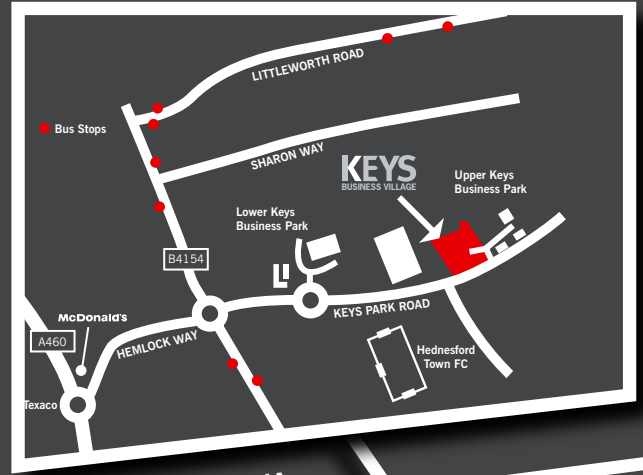


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LOCATION

Keys Business Village is located in Hednesford, Staffordshire, which is north of Cannock and accessible from Junctions 11 and 12 of the M6 motorway, and Junctions 6 and 7 of the M6 Toll.



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