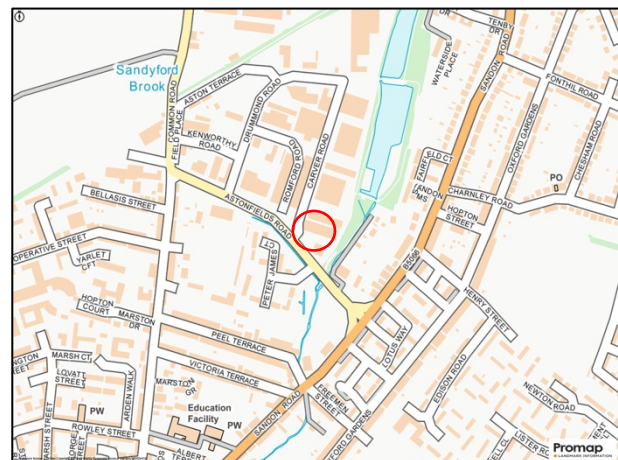




**Prominently Situated  
Warehouse/Industrial Unit  
To Let  
in  
Stafford**



- **Unit No. 3, Astonfields Business Park, Astonfields Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3UF**
- **2,100 sq.ft. (195.09 sq.m.)**
- **Generous shared forecourt parking area**
- **Highly visible location**
- **Two miles from Junction 14, M6 Motorway**
- **Partitioned office and storage areas**
- **Business rates free for qualifying tenants**
- **Not suitable for motor trade uses**

## LOCATION

The unit forms part of a development prominently situated on the north side of Astonfields Road between its junctions with Sandon Road and Drummond Road, approximately one mile north from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway. The M6 provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5.

## DESCRIPTION

The premises form part of a terrace of warehouse/industrial units of single-storey steel-frame construction with insulated cavity brick elevations, lined roofs in protected metal sheeting with translucent panels providing natural lighting and floors in concrete treated with a sealer.

The height to the eaves is 12ft. (3.66m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 10ft. (3.05m.) wide by 10ft.6ins. (3.20m.) high over a surfaced forecourt.

Partitioned office and storage areas, lighting and male and female WC facilities are installed and the unit would be suitable for a wide variety of warehousing or manufacturing purposes subject to any planning consent considered appropriate by the relevant local authority.

## ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

| FLOOR  | DESCRIPTION  | SQ.FT.       | SQ.M.         |
|--|--|--------------|---------------|
| GROUND   | Warehouse/production area including partitioned office, store and male and female WC facilities. | 2,100        | 195.09        |
|  | <b>TOTAL GROSS FLOOR AREA</b>  | <b>2,100</b> | <b>195.09</b> |
| <b>EXTERNAL</b> forecourt area surfaced in tarmacadam. |  |              |               |

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £10,250 from April 2023. Subject to certain occupier qualifying criteria, no uniform business rates would be payable for the year ending March 2024. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The property is currently being assessed for Energy Performance certification. A full certificate with recommendations will be provided when available.

## TERMS

The unit is available on a new full repairing lease basis at a rental of **£14,750** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is not applicable in this instance.

## LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the incoming tenant.

## VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4221**

27.04.2023