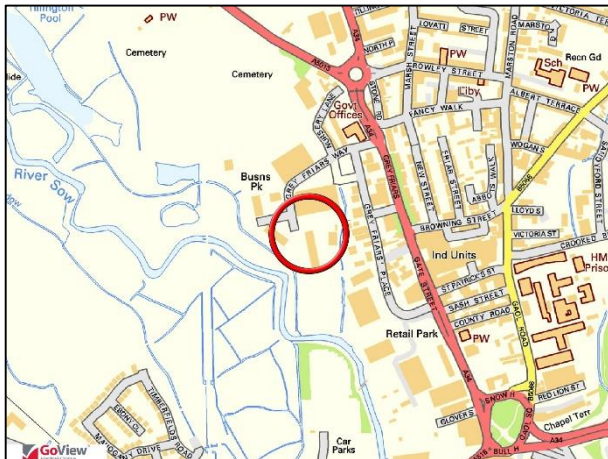




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF GREATREX LIMITED

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 1, Greyfriars Business Park, Greyfriars Way, Greyfriars, Stafford, Staffordshire, ST16 2RF**
- **1,060 sq.ft. (98.47 sq.m.)**
- **Close to town centre**
- **Junction 14, M6 Motorway access 2 miles distant**
- **Immediate availability**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com

www.millarsandy.com

LOCATION

The unit is situated on the east side of Greyfriars Way in a well-established mixed business area located approximately half a mile north from Stafford town centre and about two miles from Junction 14 of the M6 Motorway accessed via the A34 Foregate Street and A5013 Eccleshall Road.

DESCRIPTION

The available premises form part of a development of seven warehouse/industrial units arranged in a terrace and are of single-storey steel-frame construction with insulated protected metal sheet clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in reinforced concrete.

The average working height is 16ft.3ins. (4.95m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft.6ins. (2.90m.) wide by 13ft. (3.96m.) high. A single WC and a refreshment point are installed.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	PRODUCTION/STORAGE area including WC and refreshment point.	1,060	98.47
TOTAL GROSS FLOOR AREA		1,060	98.47
EXTERNAL forecourt parking and hardstanding area surfaced in tarmacadam.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £6,100 with uniform business rates payable of £2,940.20 for the year ending March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 84 within Band D.

TERMS

The unit is available on a new full repairing lease basis for a term to be agreed at a rental of **£6,500** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. A service charge is also levied to cover the cost of the upkeep of the common areas.

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 ingoing 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/3072

Revd. 16.03.15