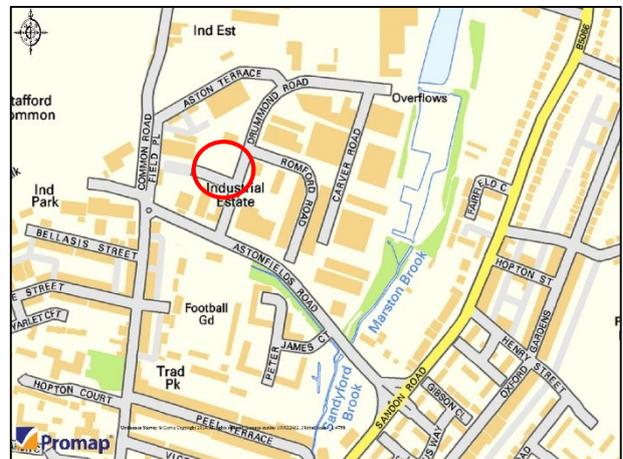




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 2, Kenworthy Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DY**
- **2,350 sq.ft. (218.32 sq.m.)**
- **Available for early occupation**
- **Close to Junction 14, M6 Motorway**
- **Offices installed**

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LOCATION

The unit is situated on the north side of Kenworthy Road between its junctions with Drummond Road and Field Place, approximately one mile north from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway.

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 cement sheeting with translucent panels providing natural lighting and floors in concrete treated with a sealer.

The height to the eaves is 12ft.9ins. (3.89m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft.10ins. (3.02m.) wide by 10ft.7ins. (3.23m.) high over a surfaced forecourt.

Three partitioned offices are installed together with separate workshop and storage areas at the rear and the unit would be suitable for a wide variety of manufacturing, storage and distribution purposes.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	Warehouse/production area including offices, separate work areas and male and female WC facilities.	2,350	218.32
TOTAL GROSS FLOOR AREA		2,350	218.32
EXTERNAL forecourt parking area surfaced in tarmacadam.			

SERVICES

All mains services, including a three-phase power supply, are connected.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property is £9,200 with uniform business rates payable of £4,434.40 for the year ending in March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 170 within Band G. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of **£10,500** per annum, exclusive of rates, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge to the tenant the cost thereof.

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 Agent's Stafford Offices

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3496

02.03.15