



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 5, St Albans Court, St Albans Road, Stafford, Staffordshire, ST16 3DJ**
- **1,850 sq.ft. (171.87 sq.m.)**
- **Office and WC facilities installed**
- **Rapid M6 Motorway access**
- **Early availability**
- **Competitive rental**

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LOCATION

The premises form part of a development situated on a well-established industrial estate located off the south side of St Albans Road, immediately to the rear of St Albans House, about one mile north from Stafford town centre and one and a half 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

St Albans Court consists of a terraced block of eight warehouse/industrial units of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roofs in coated steel sheeting with translucent panels providing natural lighting and floors in concrete.

The height to the eaves is 18ft 4ins (5.60m) and vehicular access for loading and unloading purposes is by way of electrically-operated roller shutter doors 16ft (4.20m) wide by 15ft (4.57m) high over a surfaced forecourt.

Office and W.C. facilities are installed and the premises would be suitable for a wide variety of production and storage purposes.

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	Warehouse/production area including office and W.C. facility	1,850	171.87
	TOTAL GROSS FLOOR AREA	1,850	171.87
EXTERNAL forecourt servicing and parking area providing five vehicle spaces with gated driveway access from St Albans Road.			

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 property has been assessed at £8,900 with uniform business rates payable of £4,289.80 for the year ending March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 95 within Band D.

TERMS

The unit is available on a new full repairing lease basis at a rental of **£10,000** per annum, exclusive of rates, with upward only rent reviews to be at three yearly intervals. VAT is not applicable in this instance. The landlord insures the premises under a block policy and then recharges the tenant the apportioned cost thereof. In addition to the rental, a service charge is payable to cover the cost of the upkeep and maintenance of the common external 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 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/3872

22/12/14 revd. 21/01/15