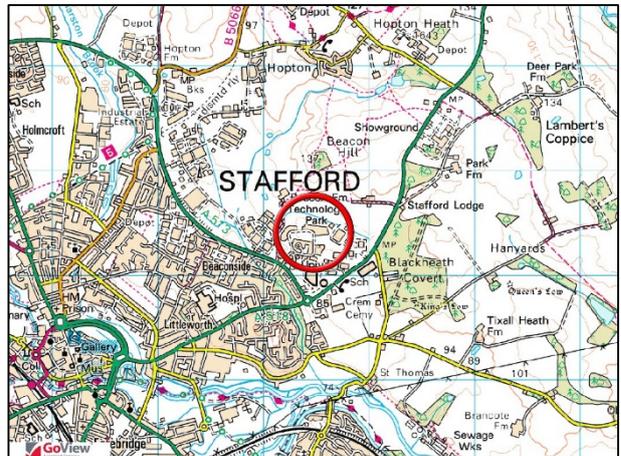
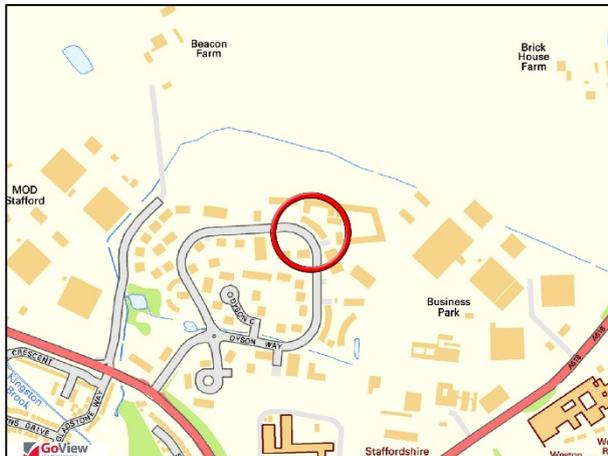




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Prestige Warehouse/Workspace Units To Let in Stafford



- **Unit Nos. 26 & 27, Carlow Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- 1,169 - 2,572 sq.ft. (108.60 - 238.94 sq.m.)
- Available separately or combined
- Flexible lease terms
- Immediately available
- Other space available

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## LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about one mile distant via the A513 Eastern Distributor road. Stafford also benefits from its rail connection link on the West Coast Main Line providing intercity services throughout the national network.

## DESCRIPTION

The Wolseley Court Business Centre was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

The warehouse units total twenty-three in number and are of single-storey sheet clad construction with office content in certain cases and WC facilities included. The height to the eaves is 18ft.6ins. (5.64m.) and access for loading and unloading purposes is by way of a manually-operated up-and-over-door 19ft.10ins. (6.07m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt.

Units Nos. 26 and 27, which are currently combined, are on the Carlow Place part, are available either in their existing format or separated as two self-contained units and are likely to be of particular interest to prospective tenants who require warehouse or workspace in an attractive business park environment with good public transport and road access links.

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

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
26	Office and storage with WC facilities	1,169	108.60
27	Warehouse with WC facilities to be installed	1,403	130.34
<b>TOTAL GROSS FLOOR AREA</b>		<b>2,572</b>	<b>238.94</b>
EXTERNAL surfaced forecourt car parking and landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The units are currently assessed as one unit with a rateable value of £11,750 with uniform business rates payable of £5,663.50 for the year ending March 2015. The premises are to reassessed in the event of their separate letting.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 95 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The units are available on an internal repairing and insuring lease basis for a term to be agreed at rentals of £5,260 (Unit No. 26) and £6,313 (Unit No. 27), exclusive of rates. A combined service and buildings insurance charge will be payable. This is currently calculated at £0.81 a sq.ft. VAT is applicable on the rental and service charge figures.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with Millar Sandy's Stafford offices.

## JOINT AGENTS

Salmon and Associates, Point South, Park Plaza, Cannock, Staffordshire, WS12 2DB. Contact: Mr C Salmon. Tel: 01543 496800. Mob: 07831 553236. Email: [chris@salmonandassociates.co.uk](mailto:chris@salmonandassociates.co.uk)

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

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/3878**

23/02/15