

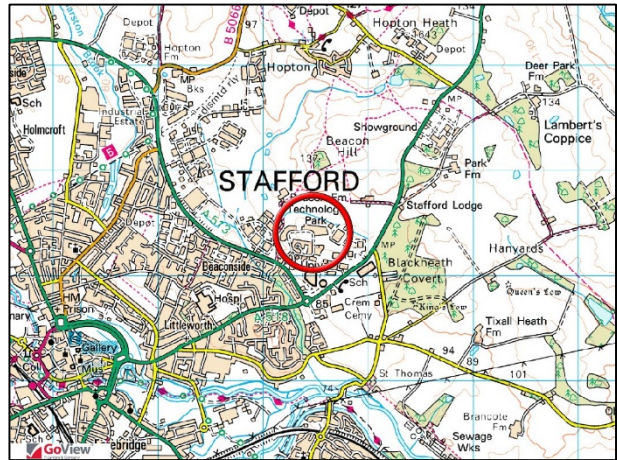


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prestige Warehouse/Workspace Unit To Let in Stafford



- **Unit No. 23, Carlow Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0AR**
- **1,260 sq.ft. (117.05 sq.m.)**
- **Office and WC fitted**
- **Flexible lease terms**
- **Available in May 2016**
- **Other larger space available at this location**

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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 in all. 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 9ft.9ins. (3.02m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt.

Unit No. 23 on the Carlow Place part is now available as a consequence of the relocation of the present tenant to a larger unit on the development and is 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)

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Warehouse with office and WC facilities	1,260	117.05
TOTAL GROSS FLOOR AREA		1,260	117.05
EXTERNAL tarmac surfaced forecourt car parking and landscaped areas.			

SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage. The premises are heated by an electric fan system.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £6,700 with uniform business rates payable of £3,242.80 for the year ending March 2017. 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 Energy Performance Certificate issued for this property indicates an Asset Rating of 98 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on an internal repairing and insuring lease for a term to be agreed at a rental of £6,300 per annum exclusive of rates. A combined service and buildings insurance charge will be payable and is currently calculated at £0.81 a sq.ft. as at the date below. 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 leases and counterpart leases, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with Millar Sandy's Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3944

26.03.2016