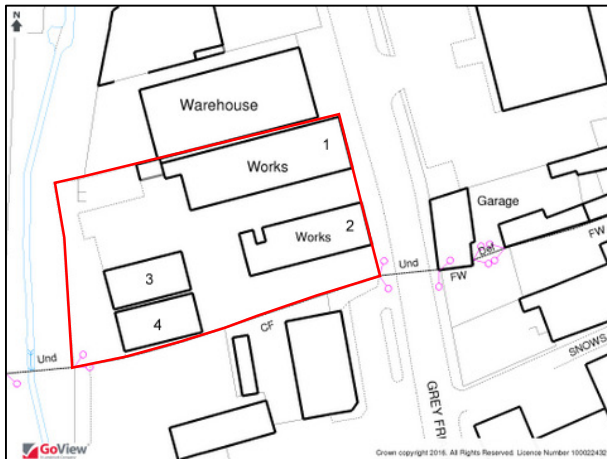




BY INSTRUCTIONS OF GODWIN PROPERTIES LIMITED

Office and Warehouse/Workshop Units with Car Parking To Let in Stafford



- **Abbots Yard, Greyfriars Place, Greyfriars, Stafford, Staffordshire, ST16 2SD**
- **Industrial Unit No. 1 - 3,000 sq.ft. (278.71 sq.m.) Now Let to Sandy Joinery Ltd**
- **Office Block No. 2 - 1,325 sq.ft. (123.01 sq.m.)**
- **Warehouse Unit No. 3 - 1,110 sq.ft. (103.12 sq.m.)**
- **Warehouse Unit No. 4 - 1,110 sq.ft. (103.12 sq.m.)**
- **Generous car parking**
- **Good access to Junction 14 of M6 Motorway**
- **Convenient for town centre**

LOCATION

Abbots Yard is situated on the west side of Greyfriars Place just off the A34 trunk road, about half a mile north from Stafford town centre and in a mixed business area characterised by out of town retailing. Junction 14 of the M6 Motorway is about one and a half miles distant and 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 through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The development comprises an office block together with three workshop/storage buildings, one of which is now let, and is likely to be of particular interest to commercial users requiring conveniently located out of town space with an open storage facility, good road communication links and a generous parking provision.

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.)
1	Now let to Sandy Joinery Limited	-	-
2	Single-storey office of flat-roofed brick construction with a portakabin-type extension at the rear and providing eight offices, a meeting room and a storeroom at ground floor level together with filing room, canteen and male and female WC facilities.	1,325	123.01
3	Single-storey storage building of Nissen-type construction with sheet roof, floor in concrete and with access into Unit No. 3 by way of double doors if required.	1,110	103.12
4	Single-storey storage building of Nissen-type construction with sheet roof, floor in concrete and with access into Unit No. 2 by way of double doors if required.	1,110	103.12
TOTAL GROSS FLOOR AREA		3,545	329.25
EXTERNAL car parking area surfaced in tarmacadam with security gated vehicular accesses from Greyfriars Place. Rough surfaced yardage.			

SERVICES

All mains services are available. Office Block No. 2 is centrally heated by way of a warm-air ducted system fed by an oil-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the office block and two warehouse units has been assessed at £10,250 with no uniform business rates payable for the year ending March 2019 subject to certain tenant qualifying criteria. Please note that transitional relief provisions may apply in this case and that the rates payable figure may be higher or lower as a consequence. 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. In the event of separate lettings, the warehouse units will be re-assessed for rating purposes.

EPC

The Energy Performance Certificate issued for Office Block No. 2 indicates an Asset Rating of 161 within Band G. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new full repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. The landlord will insure the units and then recharge the tenants the cost thereof.

RENTALS

Industrial Unit No. 1 - Now let to Sandy Joinery Limited

Office Block No. 2 - £10,600 per annum

Warehouse Unit No. 3 - £5,000 per annum

Warehouse Unit No. 4 - £5,000 per annum

These figures are exclusive of uniform business rates. VAT is not applicable in these instances.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3973 24/08/18

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