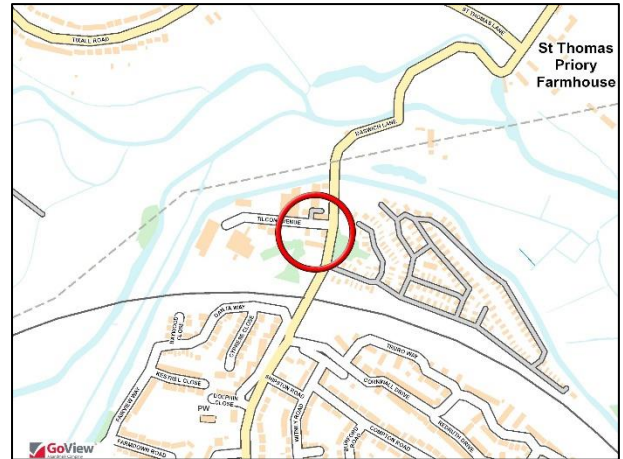
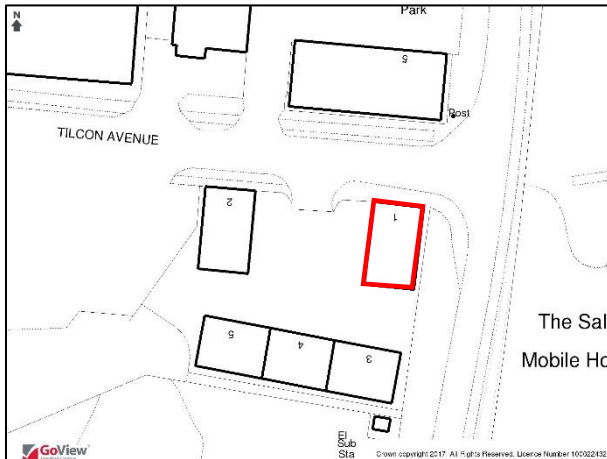




Prominently Situated Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 1, Tilcon Avenue, Baswich, Stafford, Staffordshire, ST18 0YJ**
- **2,390 sq.ft. (222.03 sq.m.)**
- **Includes mezzanine offices and storage extending to 925 sq.ft. (85.96 sq.m.)**
- **Benefiting from road frontage**
- **Suitable for a variety of manufacturing, workshop, storage and office uses**
- **Early availability**

LOCATION

The property forms part of a development prominently situated at the entrance to a small industrial estate located on the west side of Baswich Lane at its junction with Tilcon Avenue and approximately two and a half miles south-east from Stafford town centre. Junction 13 of the M6 Motorway is about four miles distant and the premises enjoy the benefit of good traffic communication links with Cannock and Rugeley via the A34 and A513 trunk roads.

DESCRIPTION

The premises comprise a detached warehouse/industrial unit of single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, lined roof in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 15ft 6ins (4.72m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft 9ins (3.00m) wide by 11ft 7ins (3.54m) high over a secure parking and circulation area.

The unit incorporates an aluminium and glazed front entrance leading to reception, kitchen, W.C. and workshop/storage areas on the ground floor with further administration space at mezzanine level.

The unit would be suitable for a wide variety of office, manufacturing and warehouse purposes but motor trade uses would not be acceptable.

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	Reception office, workshop/warehouse area, storeroom, kitchen and WC facility	1,465	136.10
MEZZANINE	Offices and storage	925	85.96
	TOTAL GROSS FLOOR AREA	2,390	222.03
EXTERNAL forecourt parking area surfaced in tarmacadam with shared gated vehicular access from Tilcon Avenue.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office accommodation is heated by electric night storage units.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £12,250 with an estimated uniform business rates payable of £5,708.50 for the year ending in March 2018. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 ## within Band ##. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£12,500** per annum, exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof.

LEGAL COSTS

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

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/4039

12/01/18

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