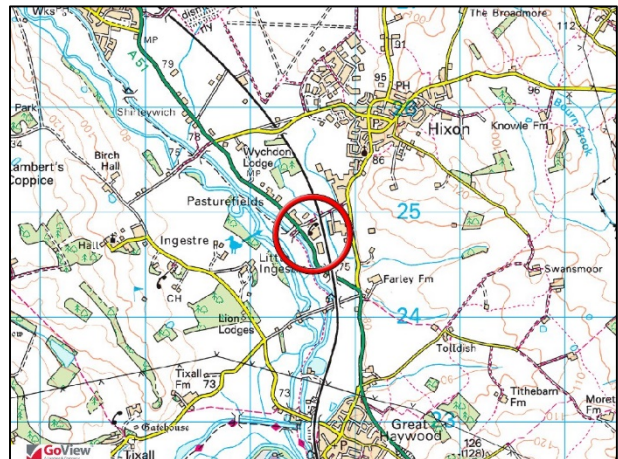
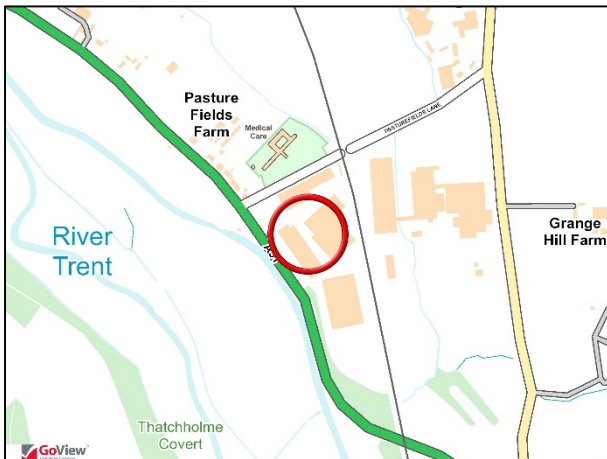




BY INSTRUCTIONS OF ED WEETMAN (HAULAGE & STORAGE) LIMITED

**Warehouse Unit
To Let
at
Pasturefields, Great Haywood
Stafford**



- **Unit A, Pasturefields Enterprise Park, Pasturefields, Great Haywood, Stafford, Staffordshire, ST18 0RB.**
- **15,845 sq.ft. (1,472.05 sq.m.)**
- **Prominently situated**
- **Strategically located**
- **Site security surveillance**
- **Public weighbridge (50 tonnes) on site**

LOCATION

The unit is situated at Pasturefields on a well-established estate fronting the A51 Rugeley to Stone Trunk Road, approximately seven miles west from Stafford with access to the M6 Motorway at Junctions 13 and 14, six miles north from Rugeley and eight miles south from Stone. The nearest rail station is at Rugeley Trent Valley about six miles distant.

DESCRIPTION

The Pasturefields Enterprise Park comprises a development of distribution warehouses providing a total floor area in excess of 130,000 sq.ft. (12,000 sq.m.) on a site extending to seven acres (2.80 hectares) or thereabouts.

The unit currently available forms part of a terrace at the front of the development and is of three-bay single-storey steel-frame construction with cavity brick and profile sheet clad elevations, roof also in sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 20ft. (6.09m.) and access for loading and unloading purposes is by way of three manually and electrically operated roller shutter doors over a forecourt and circulation area surfaced in concrete. WC facilities are accommodated in an attached single-storey flat-roofed block and an office is installed.

The premises would be suitable for a wide variety of warehousing and distribution purposes given their strategic location and benefit from an on-site public weighbridge.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	Storage/warehousing area including office. Attached toilet block.	15,845	1,472.02
	TOTAL GROSS FLOOR AREA	15,845	1,472.02
EXTERNAL forecourt parking and loading area surfaced in concrete with direct access from the A51.			

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 cost of uniform business rates is incorporated in the service charge referred to below.

EPC

The Energy Performance Certificates issued for this property indicates an Asset Rating of 75 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new effectively full repairing lease basis for a term to be agreed at a rental of £55,500 per annum with upward only rent reviews to be at three yearly intervals. The cost of uniform business rates, water rates, buildings insurance and electricity consumption will be covered by a separate service charge. The cost of providing security services will be apportioned on a pro-rata basis. The rental and services costs are subject to VAT.

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 unit is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4091

04.12.2018

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