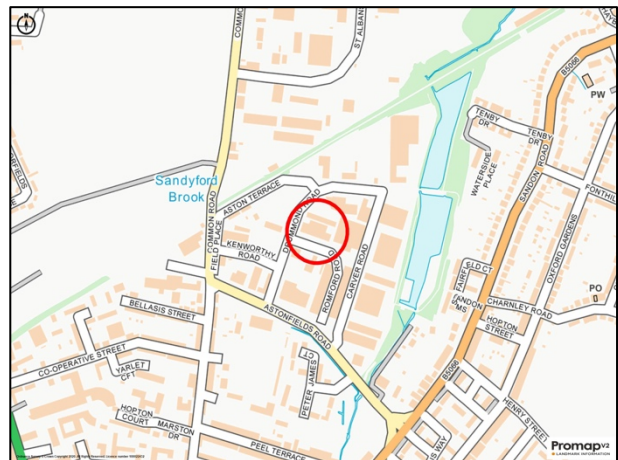
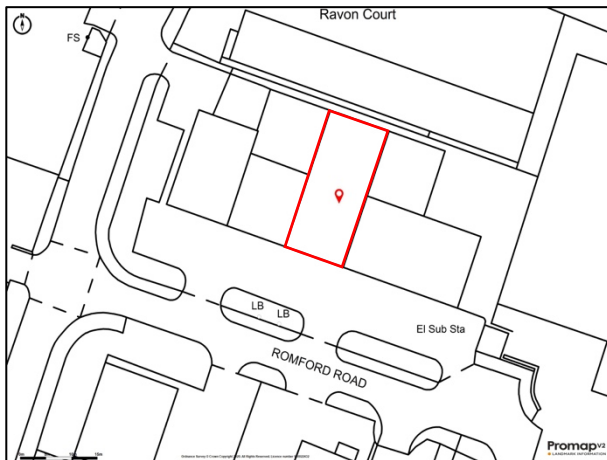




**Prominently Situated
Warehouse/Industrial Unit
To Let
in
Stafford**



- **Unit No. 3, Romford Road, Astonfields Industrial Estate, Astonfields, Stafford, Staffordshire, ST16 3DZ.**
- **3,370 sq.ft. (313.08 sq.m.)**
- **Office, refreshment and WC facilities installed**
- **Partly air-conditioned**
- **Available for early occupation**
- **Close to Junction 14, M6 Motorway**
- **Former trade counter with glazed frontage**

LOCATION

The premises are prominently situated on a well-established industrial estate on the north side of Romford Road, just off Drummond Road and approximately one mile north from Stafford Town Centre with Junction 14 of the M6 Motorway less than two miles distant.

DESCRIPTION

The premises comprise an extended warehouse/industrial unit forming part of a terrace and are of single-storey concrete frame construction with cavity brick elevations, display window frontage, roof in cement sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 12ft 4ins (3.76m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft 4ins (2.84m) wide by 10ft 6ins (3.20m) high over a surfaced forecourt area.

The accommodation includes partitioned air-conditioned office space and was previously used for as an electrical supplies trade counter but would be suitable for a variety of alternative warehousing or production purposes.

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/production area incorporating reception area, three offices, storeroom, refreshment point and male and female W.C. facilities.	3,370	313.08
TOTAL GROSS FLOOR AREA		3,370	313.08
EXTERNAL forecourt vehicle parking and circulation area surfaced in tarmacadam.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office accommodation is air-conditioned.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property is £12,250 with uniform business rates payable of £6,272 for the year commencing in April 2020. The occupier should be entitled to some Small Business Rates Relief but needs to confirm the amount with the Borough Council Rates Department. 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 64 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of **£15,500** per annum, exclusive of rates, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge to the tenant the cost thereof. VAT is not applicable in this instance.

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 VAT and Stamp Duty due thereon.

VIEWING

By arrangement with the Agent's Stafford Offices

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4159

01.06.2020