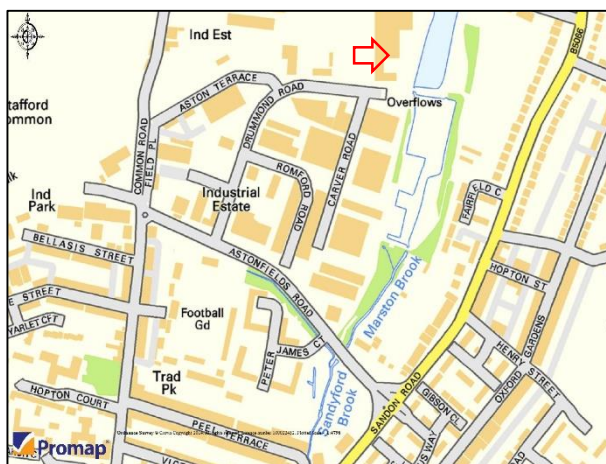




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

## Warehouse/Industrial Units To Let or For Sale in Stafford



- **Units Nos. 2B, 3A & 3B, The Schott Site, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EZ.**
- Units Nos. 2B, 3A and 3B - 39,320 sq.ft. (3,652.95 sq.m.)
- Unit No. 2B - 7,890 sq.ft. (733.01 sq.m.)
- Unit No. 3A - 15,680 sq.ft. (1,456.72 sq.m.)
- Unit No. 3B - 15,750 sq.ft (1,463.22 sq.m.)
- Available separately or in combinations

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## LOCATION

The property is situated on the well-established Astonfields Industrial Estate just off the north side of Drummond Road at its junction with Carver Road and about one mile north from Stafford Town Centre. Junction 14 of the M6 Motorway is approximately two 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. The town's main-line station provides Intercity connections throughout the national rail network.

## DESCRIPTION

The property comprises three adjoining warehouse/industrial units forming part of an office and manufacturing complex partly occupied by Schott Glass Limited and is of single-storey steel-frame construction with protected metal sheet clad elevations, roofs also in coated steel sheeting and floors in concrete.

The heights to the eaves are 21ft.(6.40m.) (Nos. 2B & 3A) and 29ft.10ins (9.11m.) (No. 3B) with access for loading and unloading purposes is by way of three electrically-operated roller shutter doors each 16ft.4ins (4.98m.) wide by 15ft.8ins. (4.78m.) high, and deck levellers in the case of Unit No. 3B, all over a surfaced parking and circulation area.

The premises would be suitable for a wide variety of manufacturing, storage and distribution purposes and the landlord is prepared to let the three units separately or combined thereby providing areas of 7,890 sq.ft. (733.01 sq.m.), 15,680 sq.ft. (1,462.72 sq.m.), 23,570 sq.ft. (2,189.73 sq.m.) and 39,320 sq.ft. 3,652.95 sq.m.

**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.) |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------|--------------------------|
| 2B                                                                                        | Warehouse/production area including WC facility.                                        | 7,890                     | 733.01                   |
| 3A                                                                                        | Warehouse/production area including office, messroom and male and female WC facilities. | 15,680                    | 1,456.72                 |
| 3B                                                                                        | Warehouse/Production area including WC facility                                         | 15,750                    | 1,463.22                 |
|                                                                                           | <b>TOTAL GROSS FLOOR AREA</b>                                                           | <b>39,320</b>             | <b>3,652.95</b>          |
| EXTERNAL forecourt and side parking and vehicle circulation areas surfaced in tarmacadam. |                                                                                         |                           |                          |

## SERVICES

All mains services, including three-phase power supplies, are connected. The premises are heated by suspended gas-fired warm air blowers.

## ASSESSMENTS (Local Authority - Stafford Borough Council)

The rateable value of Unit No. 2B is to be re-assessed. The rateable value of Unit No. 3A is £47,250 with a uniform business rates payable figure of £22,254.75 for the year ending in March 2014. The rateable value of Unit No. 3B is £48,500 with a uniform business rates payable figure of £23,377.

## EPCS

The Energy Performance Certificate issued for Unit No. 3A indicates an Asset Rating of 57 in Band C, Unit No. 2B indicates an Asset Rating of 88 in Band D and Unit No. 3B indicates an Asset Rating of 63 in Band C. Full certificates with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease basis for a term to be agreed at a commencing rental based on £3.25 a sq.ft. per annum, exclusive of rates and VAT, with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of Units Nos. 3A and 3B at a price to be agreed.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or 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/3717/3804** Revd. 10/04/15