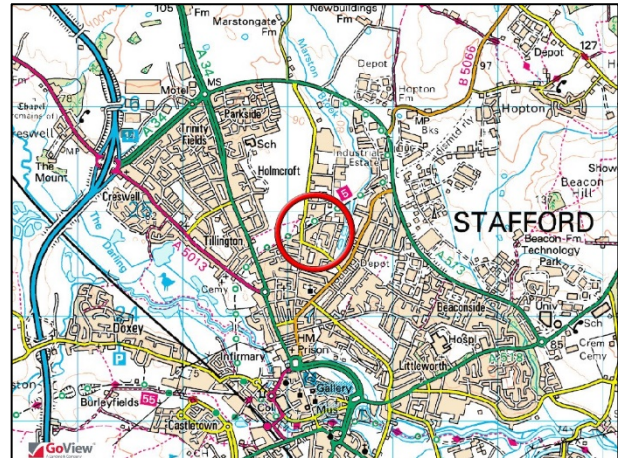
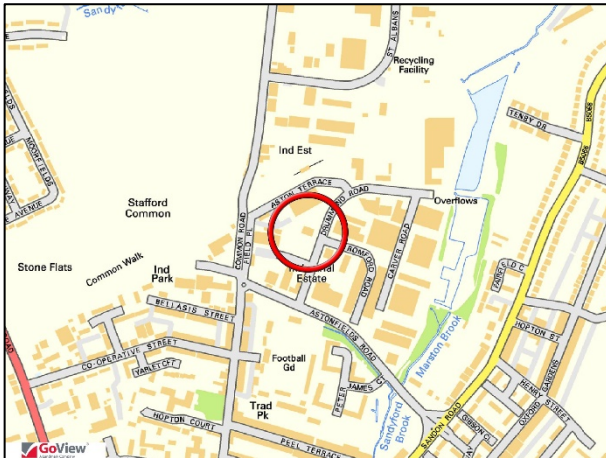




**Prominently Situated
Warehouse/Industrial Unit
To Let
in
Stafford**



- **Unit No. 3, Romford Court, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DX**
- **1,150 sq.ft. (106.84 sq.m.)**
- **Forecourt parking**
- **Attractive development**
- **Immediately available**
- **Two miles from Junction 14, M6 Motorway**
- **Not suitable for motor trade uses**
- **Anticipated to be free of business rates for qualifying occupiers**

LOCATION

Romford Court is prominently situated on a well-established industrial estate on the west side of Drummond Road, immediately opposite its junction with Romford Road and approximately one mile north from Stafford Town Centre with Junction 14 of the M6 Motorway about two miles distant. The M6 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 via its connection with the M5.

DESCRIPTION

The available premises comprise a mid-terraced warehouse/industrial unit forming a block of four and of single-storey steel-frame construction with cavity brick and insulated coated sheet clad elevations, lined roof also in sheeting with translucent panels providing natural lighting and floor in reinforced concrete.

The height to the eaves is 15ft (4.57m.) and access for loading and unloading purposes is by way of an electrically-operated sectional rollover door 9ft.6ins. (2.90m.) wide by 11ft.2ins. (3.40m.) high over a surfaced servicing and parking area.

The premises have become available as a consequence of the previous tenant's relocation and would be suitable for a wide variety of manufacturing and distribution purposes but are not suitable for motor trade uses.

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

UNIT	DESCRIPTION	SQ.FT.	SQ.M.
3	Production/storage including WC facility	1,150	106.84
EXTERNAL tarmac surfaced forecourt and side parking areas with vehicular driveway access from Romford Road.			

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 unit is to be re-assessed for rating purposes. It is anticipated that the rateable values will be under the £12,000 threshold under which no uniform business rates are likely payable subject to certain tenant qualifying criteria. 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 for this property indicates an assessment at 49 within Band B. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease at a commencing rental of £9,200 per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. A service charge to cover the cleaning and maintenance of the external areas will also apply. VAT is applicable on the rental and service charge figures in this instance.

LEGAL COSTS

The parties are to be responsible for their own legal costs incurred in the preparation of the lease and 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/4207

14.06.2023