

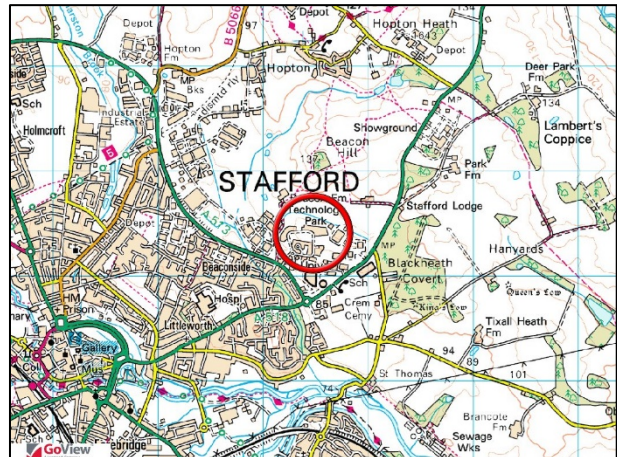
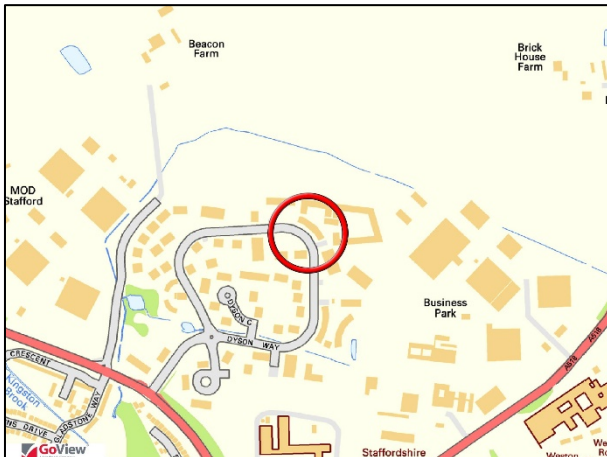


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 32, Wolseley Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- **1,217 sq.ft. (113.06 sq.m.)**
- **Attractive development**
- **Strategically located**
- **Immediately available**
- **Warm air heating**
- **Partitioned office/stores space**
- **Rates free subject to tenant qualification**
- **Not suitable for motor trade uses**

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## LOCATION

Wolseley Court is prominently situated on the Staffordshire Technology Park approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about one mile distant via the A513 Eastern Distributor road (Beaconside). Stafford also benefits from its rail connection link on the West Coast Main Line providing intercity services throughout the national network.

## DESCRIPTION

Wolseley Court was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

The warehouse units total twenty-three in number and are of single-storey sheet clad construction with office content in certain cases and WC facilities included. The height to the eaves is 18ft.6ins. (5.64m.) and access for loading and unloading purposes is by way of a manually-operated up-and-over-door 9ft.9ins. (3.02m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt.

Unit No. 32 is currently available and is likely to be of particular interest to prospective tenants who require warehouse or workspace in an attractive business park environment with good road transport links.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse including entrance lobby, office, store and WC facility	1,217	113.06
	<b>TOTAL GROSS FLOOR AREA</b>	<b>1,217</b>	<b>113.06</b>
EXTERNAL surfaced forecourt car parking and landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. Heating is by suspended warm air units. The site has CCTV coverage.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £8,400. Subject to certain occupier qualifying criteria, no uniform business rates would be payable for the year ending March 2024. 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 99 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on an effectively full repairing and insuring lease for a term to be agreed at a rental of **£10,345** per annum exclusive of rates. A combined service and buildings insurance charge will be payable. VAT is applicable on the rental and service charge figures. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## 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/4173

18.04.2023