



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

HIGH QUALITY
PROMINENTLY SITUATED OFFICE
AND WAREHOUSE/INDUSTRIAL UNIT
FOR SALE
IN
STAFFORD



- * TOTAL GROSS FLOOR AREA - 9,495 SQ.FT. (882.12 SQ..M.) *
- * OFFICES - 1,270 SQ.FT. (117.99 SQ.M.) *
- *WAREHOUSE/PRODUCTION AREA - 6,955 SQ.FT. (646.14 SQ.M.) *
- * ADDITIONAL MEZZANINE FLOOR OF 1,270 SQ.FT. (117.99 SQ.M.) *

ADDRESS THE BISON BUILDING, COMMON ROAD, STAFFORD, STAFFORDSHIRE, ST16 3EQ.

LOCATION The property is prominently situated on the east side of Common Road between its junctions with St Albans Road and Verulam Road, adjacent to a well-established industrial estate located about one mile north from Stafford town centre and two miles from Junction 14 of the M6 Motorway. 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 through its connection with the M5.

DESCRIPTION The property comprises a detached office and warehouse/industrial building of single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, lined roof in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 26ft.3ins. (8.01m.) and access for loading and unloading purposes is by way of an electrically-operated up-and-over door 17ft. (5.18m.) wide by 17ft.4ins. (5.28m.) high over a hard surfaced circulation area.

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The premises have been divided internally to provide ground floor office accommodation at the front, with suspended ceilings, Category II recessed lighting, carpets and remote controlled powered security shutters fitted, warehouse/production space at the rear with full length travelling crane rails installed and an additional concrete floored storage area at mezzanine level.

The property was purpose-built for Bison Metal Working Machinery Limited, who have relocated to larger premises, and its availability offers an ideal opportunity for a purchaser to acquire an attractive freehold building in a prominent main road location.

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	Reception office, general office, director's office, kitchen and male and female WC facilities.	1,270	117.99
	Warehouse with works office and WC	6,955	646.14
MEZZANINE	Storage space.	1,270	117.99
TOTAL GROSS FLOOR AREA		9,495	882.12
EXTERNAL forecourt parking area surfaced in tarmacadam. Site extending to 0.5 acres (0.2 hectares) and enclosed by palisade fencing with vehicular access from Common Road by way of double swing gates over a shared entry point.			

SERVICES All mains services are connected. The office accommodation is air-conditioned and part heated by hot water radiators fed by gas-fired Baxi boiler. The warehouse area is heated by a suspended gas-fired warm air blower.

ASSESSMENTS Local Authority - Stafford Borough Council

The rateable value of the property is £34,250 with uniform business rates payable of £16,440 for the year ending March 2014.

EPC The Energy Performance Certificate issued for this property indicates an Asset Rating of 55 within Band C. A full certificate with recommendations will be provided on request.

PRICE Offers in the region of £625,000, exclusive of VAT, are invited for the benefit of the freehold interest.

VIEWING By arrangement with the Agents' Stafford Offices.

The premises are understood to be freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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