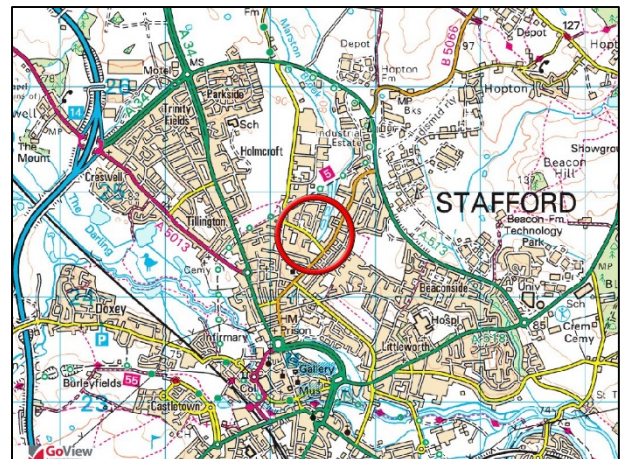
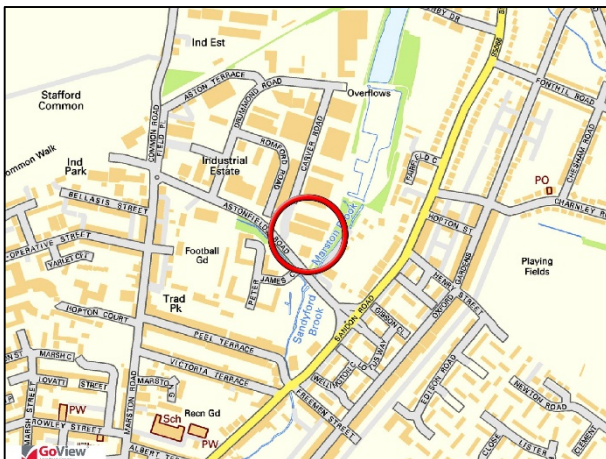




## Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 5, Astonfields Business Park, Astonfields Road, Stafford, Staffordshire, ST16 3UF**
- **2,100 sq.ft. (195.09 sq.m.)**
- **Lighting and WC facilities installed**
- **Generous shared forecourt parking area**
- **Suitable for a variety of industrial and storage uses**
- **Convenient for M6 Motorway access**

**LOCATION**

The unit forms part of a development prominently situated on the north side of Astonfields Road between its junctions with Sandon Road and Drummond Road, approximately one mile north from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway.

**DESCRIPTION**

The premises form part of a terrace of warehouse/industrial units of single-storey steel-frame construction with insulated cavity brick elevations, lined roofs in protected metal sheeting with translucent panels providing natural lighting and floors in concrete treated with a sealer.

The height to the eaves is 12ft. (3.66m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 10ft. (3.05m.) wide by 10ft.6ins. (3.20m.) high over a surfaced forecourt.

A partitioned office, lighting and WC facilities are installed and the unit would be suitable for a wide variety of manufacturing and storage uses.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	PRODUCTION/STORAGE area including office, and WC facility.	2,100	195.09
<b>TOTAL GROSS FLOOR AREA</b>		<b>2,100</b>	<b>195.09</b>
EXTERNAL forecourt area surfaced in tarmacadam.			

**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 rateable value of the property is £8,200 with uniform business rates payable of £4,075.40 for the year ending March 2017. 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 ### in Band ##. A full certificate with recommendations will be provided on request.

**TERMS**

The premises are available on a full repairing lease for a term to be agreed at a commencing rental of **£10,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof.

**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/2770**

20/09/16