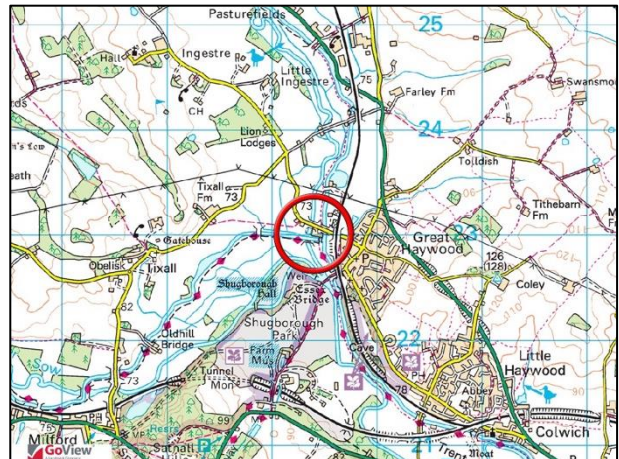
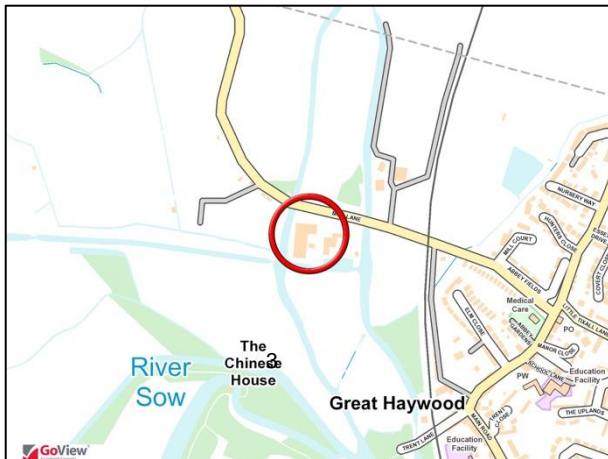
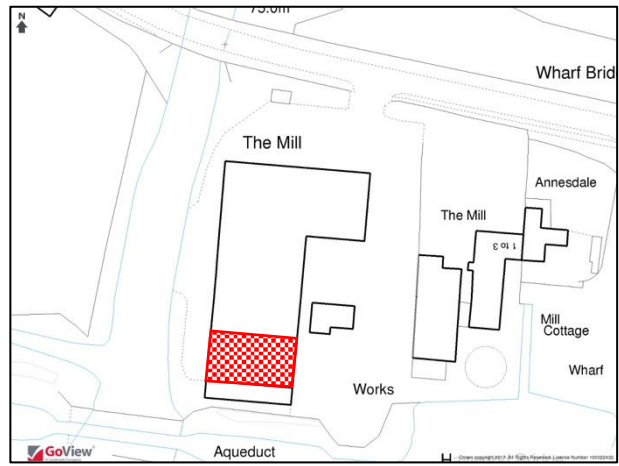




BY INSTRUCTIONS OF R D HUNT LIMITED

## Warehouse/Industrial Unit To Let in Great Haywood Stafford



- **Unit No 6, The Mill, Mill Lane, Great Haywood, Stafford, Staffordshire, ST18 0RJ.**
- **2,270 sq.ft. (210.88 sq.m.)**
- **Suitable for production and distribution uses**
- **Generous car parking provision**
- **Convenient access to Stafford, Stone and Rugeley**
- **Rates free from April 2017, subject to qualification**

## LOCATION

The development is situated on the south side of Mill Lane on the western fringe of the attractive Staffordshire village of Great Haywood, which is located approximately six miles east from Stafford and about five miles north-west from Rugeley via the A518 and A51 trunk roads.

Junctions 12 and 13 of the M6 Motorway are accessible at Cannock and Stafford respectively and provide 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 nearest train station is at Rugeley Trent Valley with the West Coast Main Line providing connections throughout the national rail network.

## DESCRIPTION

The Mill comprises a group of warehouse/industrial units arranged in two blocks with generous parking areas and with a variety of tenants engaged in engineering and distribution activities.

Unit No. 6 is of single-storey steel-frame brick and protected metal sheet clad construction with insulated roof also in sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 22ft. 2ins. (6.75.) and access for loading and unloading purposes is by way of two electrically-operated roller shutter doors 10ft. (3.05m.) wide by 17ft. (5.18m.) high and 12ft. 9ins. (3.89m.) wide by 17ft. (5.18m.) high over a surfaced forecourt. Crane rails are fitted but without any lifting gear in situ.

The accommodation is available for a wide variety of manufacturing and storage uses.

**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	Warehouse/production area including WC facility.	2,270	210.88
	<b>TOTAL GROSS FLOOR AREA</b>	<b>2,270</b>	<b>210.88</b>
EXTERNAL vehicular access from Mill Lane leading to forecourt surfaced in concrete. Separate shared toilet block.			

## 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 premises is £6,200 with no rates payable for the year commencing in April 2017 subject to certain qualifying criteria. Please note that the calculation may vary as a consequence of transitional relief provisions. 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 the unit indicates an Asset Rating of 72 in Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of £9,950 per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the unit and then recharge the tenant the 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/4041**  
22.01.2018