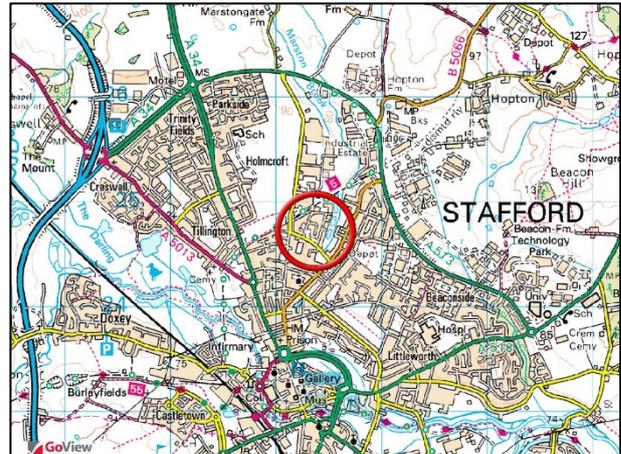
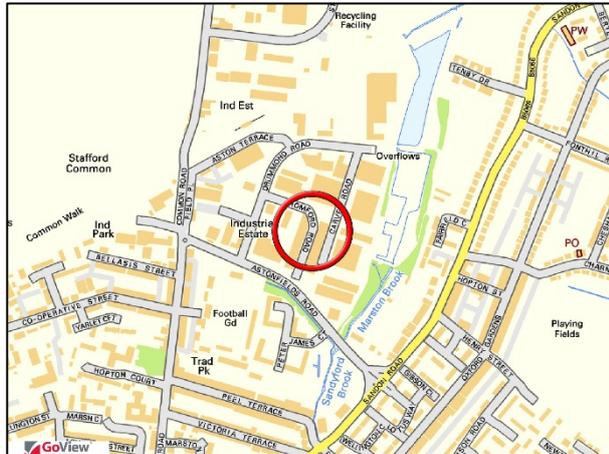
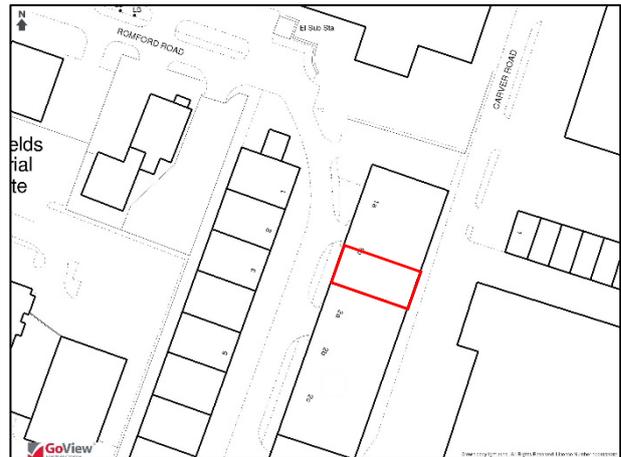




BY INSTRUCTIONS OF DEWBAR LIMITED

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 1b, Romford Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DZ**
- **2,835 sq.ft. (263.38 sq.m.)**
- **Junction 14, M6 Motorway, only 2.5 miles distant**
- **Well-established industrial estate**
- **Early availability**
- **Some business rates allowance available subject to tenant qualification**
- **Flexible lease terms**
- **Certain motor trade uses not acceptable due to potential tenant conflict**

LOCATION

The unit is situated on a well-established industrial estate on the east side of Romford Road, approximately one mile north from Stafford Town Centre and about 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 via its connection with the M5.

DESCRIPTION

The property forms part of a terraced development consisting of six warehouse/industrial units and is of single-storey steel portal frame construction with cavity brick and insulated sheet clad elevations, lined roof also in sheeting with translucent panels providing natural lighting and floors in reinforced concrete.

The height to the eaves is 18ft. (5.49m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 12ft. (3.66m.) wide by 14ft.3ins. (4.34m.) high. Staff parking areas surfaced in tarmacadam are located on the forecourt and at the southern end of the development.

The unit would be suitable for a wide variety of manufacturing and storage purposes but certain types of motor trade uses will not be acceptable here due to a potential conflict with the operations of another tenant.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	WAREHOUSE comprising production/storage area, partitioned office and WC facilities.	2,835	263.38
TOTAL GROSS FLOOR AREA		2,835	263.38
EXTERNAL tarmacadam surfaced forecourt and overspill parking areas.			

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 currently assessed at £13,250. Some Small Business Rates Relief will be available subject to tenant qualification. 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 94 within Band D. A full certificate and recommendations report will be provided on request.

TERMS

The unit is available on a new full repairing lease basis for a term to be agreed at a rental of **£14,250** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord insures the premises and then recharges the tenant the cost thereof. A maintenance charge applies to cover the external areas. VAT is not applicable in this instance.

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/3027

22.02.2024