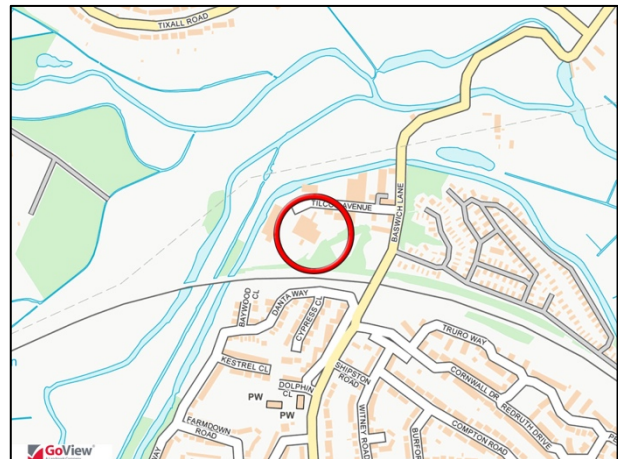
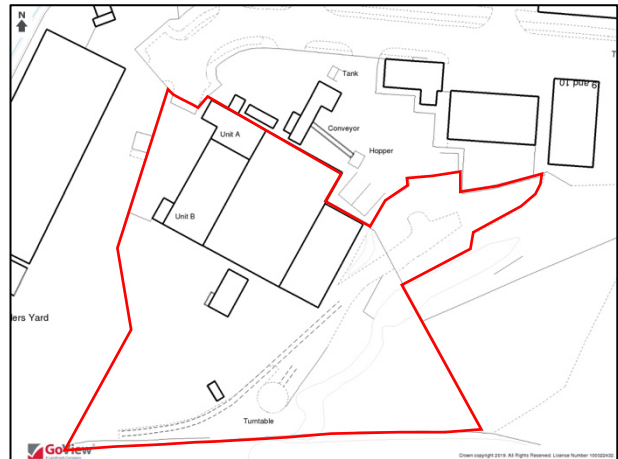




AVAILABLE DUE TO RELOCATION

**Substantial
Depot Premises
For Sale
in
Stafford**



- **The Rail-Ability Depot, Tilcon Avenue, Baswich, Stafford, Staffordshire, ST18 0YJ**
- **18,750 sq.ft. (1,741.92 sq.m.) on 1.89 acre (0.77 hectare) site**
- **Accommodation provides office and workshop facilities**
- **Extensive open storage space with further development potential**
- **Junction 13 and 14, M6, 4.3 and 5.5 miles distant respectively**
- **One and a half miles east from the town centre**
- **Ideal opportunity for potential owner-occupier or developer**

LOCATION

The property is situated on the south side of Tilcon Avenue, just off Baswich Lane, approximately one and a half miles east from Stafford town centre and between four and six miles from Junctions 13 and 14 of the M6 Motorway. Since the 1960s, Tilcon Avenue has been developed by various parties in a fragmented fashion on a plot by plot basis to create a number of warehouse and industrial units including a Jewson trade outlet immediately adjacent to the property.

DESCRIPTION

The property comprises a depot formed by a number of interconnecting workshop bays, part of one of which accommodates office space, on an irregular shaped site extending to just under two acres (1.17 hectares) providing extensive vehicle parking and open storage space with some further development potential.

The present owner intends to relocate to a new larger purpose-built factory in late 2020 but the Tilcon Avenue depot is in any event now surplus to operational requirements.

The availability of the property provides an ideal opportunity for a purchaser interested in acquiring a site suitable for owner occupier or development in a market characterised by limited supply.

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

	DESCRIPTION	SQ.FT.	SQ.M.
(a)	OFFICE BLOCK forming part of an extended single-storey bay of steel-frame brick construction with cement sheet roof and partitioned to provide an entrance lobby, meeting room, general office, two further offices, kitchen, male and female toilet facilities and messroom. The accommodation is fitted with a suspended ceiling and Category 2 lighting.	1,365	126.81
(b)	WORKSHOP BAYS , four in total, of single-storey steel-frame brick and protected metal sheet clad construction with roofs in cement sheeting with translucent panels providing natural lighting and floors in concrete. The heights to the eaves varies from 8ft.10ins. (2.70m.) to 14ft.5ins. (4.38m.) and vehicular access for loading and unloading purposes is by way of four manually-operated and one electrically-operated roller shutter doors of varying widths and heights.	17,385	1,615.11
	TOTAL GROSS FLOOR AREA	18,750	1,741.92

EXTERNAL forecourt car parking area with vehicular access from Tilcon Avenue via double swing metal gates with inner barrier-controlled access to the operational part of the property, the whole occupying a site extending to about 1.89 acres (0.77 hectares) and enclosed by concrete post, wire mesh and steel palisade fencing. Hardstanding surfaced in concrete. Gas bottle store of single-storey mesh fronted steel sheet clad construction extending to 265 sq.ft. (24.71 sq.m.). Additional hard core surfaced open storage land at upper level.

SERVICES

Mains water, electricity, including three-phase power supplies to the workshop areas, and drainage are connected. The office accommodation is heated by electric panel water radiators. The workshop areas are heated by kerosene-fired warm air blowers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £55,500 with an estimated uniform business rates payable of £27,361.50 for the year ending in March 2019. Please note that the rates payable 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 local authority 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 ## within Band ##. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£695,000** are invited for the benefit of the freehold interest. VAT is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3609

19.02.2019

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