

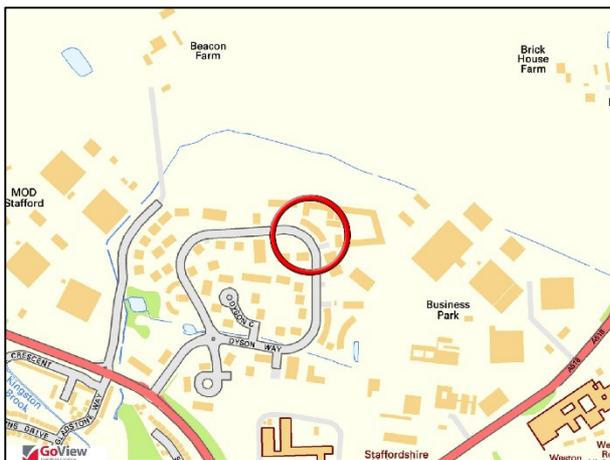


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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Prestige Warehouse/Workspace Units To Let in Stafford



- **Units Nos. 30/31, Carlow Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0AR**
- 2,536 sq.ft. (235.60 sq.m.)
- Flexible lease terms
- Immediately available
- Office included with suspended ceiling and Category 2 Lighting
- Refreshment point
- Warm air heating

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LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about one mile distant via the A513 Eastern Distributor road. Stafford also benefits from its rail connection link on the West Coast Main Line providing intercity services throughout the national network.

DESCRIPTION

The Wolseley Court Business Centre was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

The warehouse units total twenty-three in number and are of single-storey sheet clad construction with office content in certain cases and WC facilities included. The height to the eaves is 18ft.6ins. (5.64m.) and access for loading and unloading purposes is by way of a manually-operated up-and-over-door each 9ft.9ins. (3.02m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt.

Units Nos. 30/31 on the Carlow Place part are currently available as a double unit, have partitioned office space incorporated and are likely to be of particular interest to prospective tenants who require warehouse or workspace in an attractive business park environment with good public transport and road access links.

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	Office and warehouse with WC facilities	2,536	235.60
TOTAL GROSS FLOOR AREA		2,536	235.60
EXTERNAL surfaced forecourt car parking and landscaped areas.			

SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £12,250 with uniform business rates payable of £6,039.25 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 99 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on an internal repairing and insuring lease for a term to be agreed at a rental of £11,400 per annum exclusive of rates. A combined service and buildings insurance charge will be payable (currently calculated at £0.81 a sq.ft.). VAT is applicable on the rental and service charge figures.

LEGAL COSTS

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

VIEWING

By arrangement with Millar Sandy's Stafford offices.

JOINT AGENTS

Salmon and Associates, Point South, Park Plaza, Cannock, Staffordshire, WS12 2DB. Contact: Mr C Salmon. Tel: 01543 496800. Mob: 07831 553236. Email: chris@salmonandassociates.co.uk

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3851

12.11.15