

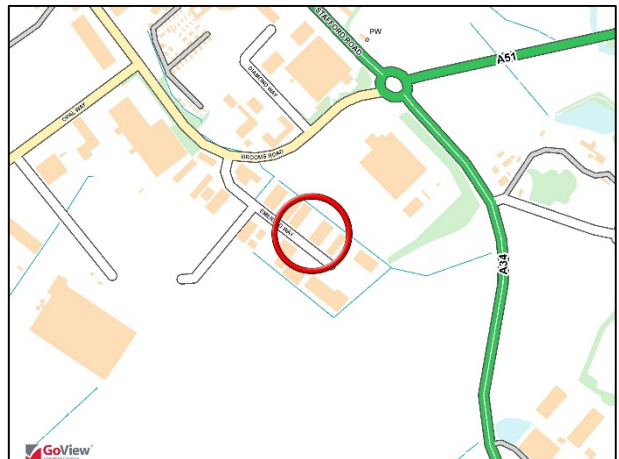


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

[www.millarsandy.com](http://www.millarsandy.com)

## **Warehouse/Industrial Unit To Let in Stone**



- **Unit No. 20 Emerald Way, Stone Business Park, Stone, Staffordshire, ST15 0SR**
- **1,375 sq.ft. (128.10 sq.m.)**
- **Well established business park location**
- **Office installed**
- **Available for early occupation**
- **Enclosed small side yardage**
- **Rates free from April 2017 subject to occupier qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

[mailbox@millarsandy.com](mailto:mailbox@millarsandy.com) [www.millarsandy.com](http://www.millarsandy.com)

## LOCATION

The property forms part of a development situated on the Stone Business Park on the north side of Emerald Way, just off Brooms Road, with notable occupiers in the vicinity including Bibby Distribution, Capula, TDG, Datel and Instem. The Park is located two miles south from the centre of the popular market town of Stone and is approached from the roundabout forming the junction of the A34 and A51 trunk roads. Those link the development to Newcastle-under Lyme, the Potteries conurbation and Junction 15 of the M6 Motorway about seven miles to the north, Stafford and Junction 14 of the M6 approximately seven miles to the south and Lichfield twenty miles or so to the south-east with its proximity to the M6 Toll connecting to the M42.

## DESCRIPTION

The premises are end-terraced and of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 15ft.4ins. (4.67m.) and access for loading and unloading purposes is by way of a manually-operated shutter door 10ft.3ins. (3.12m.) high by 11ft.6ins. (3.50m.) wide over a surfaced parking and servicing area and a small enclosed secure yard at the side.

The accommodation provides a production/storage area with a single office, refreshment point and WC facility installed and would be suitable for a wide variety of manufacturing, storage and distribution purposes.

**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	Production/storage area including office and WC facility.	1,375	127.73
<b>TOTAL GROSS FLOOR AREA</b>		<b>1,375</b>	<b>127.73</b>
EXTERNAL forecourt parking area surfaced in block paving. Side yardage surfaced in tarmac and enclosed by palisade fencing with secure gated access.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office is heated by an electric convector unit. A gas supply is available. An intruder alarm is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £8,100 with no uniform business rates payable for the year commencing in April 2018 subject to certain occupier qualifying criteria. 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 116 within Band E. 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 commencing rental of **£9,600** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at three yearly intervals. The landlord will insure the premises 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3907**

12/03/2018