

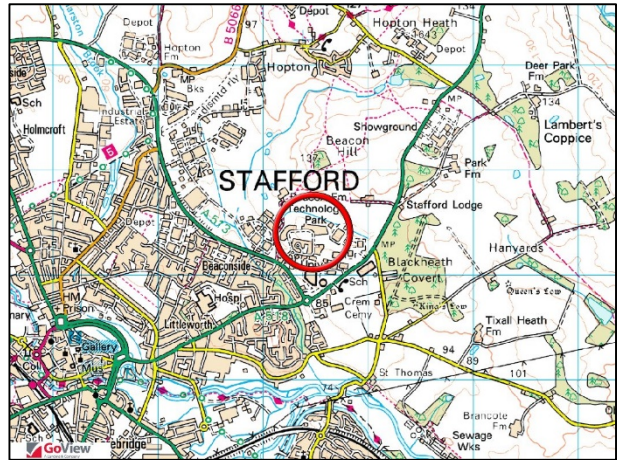


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prestige Warehouse/Workspace Units To Let in Stafford



- **Units Nos. 20 and 21, Carlow Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**

- 1,260 sq.ft. (117.05 sq.m.) each unit
- Can be combined to provide 2,520 sq.ft. (232.26 sq.m.)
- Flexible lease terms
- Available Summer 2016
- Other space available at this location

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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 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 in all. The height to the eaves is 18ft.6ins. (5.64m.) and access for loading and unloading purposes is by way of manually-operated up-and-over-doors 9ft.9ins. (3.02m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt.

Unit Nos. 20 and 21 on the Carlow Place part are now available, are being offered singly but can be combined to provide 2,520 sq.ft. (232.26 sq.m.) 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)

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
20	Warehouse with WC facility	1,260	117.05
21	Warehouse with WC facility	1,260	117.05
<b>TOTAL GROSS FLOOR AREA</b>		<b>2,520</b>	<b>232.26</b>
EXTERNAL tarmacadam 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 units currently form part of a larger assessment and be reassessed for rating purposes.

## EPC

The Energy Performance Certificates issued for these units indicates an Asset Rating of 104 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The unit are available on internal repairing and insuring leases for terms to be agreed at a rental of £6,300 per annum per unit exclusive of rates. A combined service and buildings insurance charge will be payable. 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 the counterpart leases, 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/3931(20/21)

27/05/16