

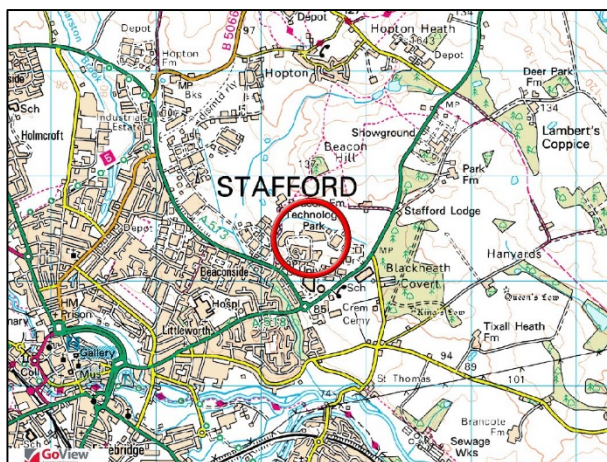
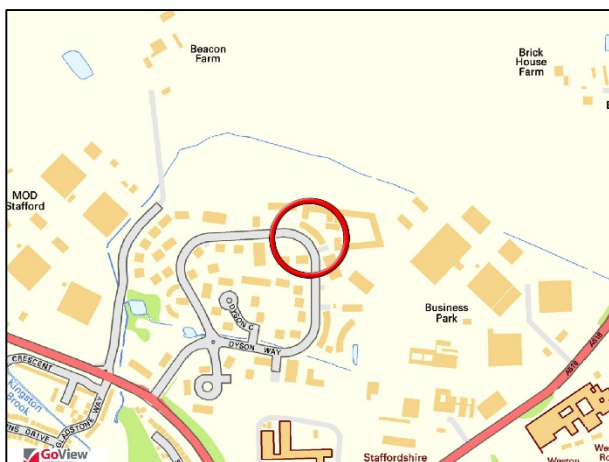


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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

## **Prestige Warehouse/Workspace Unit To Let in Stafford**



- **Unit No. 19, Carlow Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- 3,455 sq.ft. (320.98 sq.m.)
- Flexible lease terms
- Additional areas available to provide up to 5,975 sq.ft. (550.10 sq.m.)
- Early availability
- Office included with suspended ceiling and Category 2 Lighting
- Mezzanine floor installed
- Warm air heating

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

Unit No. 19 on the Carlow Place part is currently available, has partitioned office and mezzanine storage space incorporated and is 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.

Previously let with the adjoining Units Nos. 20 and 21, these could be combined with Unit No. 19 to provide two larger units of 4,715 sq.ft. (438.04 sq.m.) or 5,975 sq.ft. (550.10 sq.m.) if required.

**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, partitioned storage and warehouse including WC facilities. Mezzanine storage.	3,455 -	320.98 -
<b>TOTAL GROSS FLOOR AREA</b>		<b>3,455</b>	<b>320.98</b>
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 property currently forms part of a larger assessment and is to be reassessed for rating purposes.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 104 within Band E. 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 £15,550 per annum 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 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/3931(19)**

27/05/16