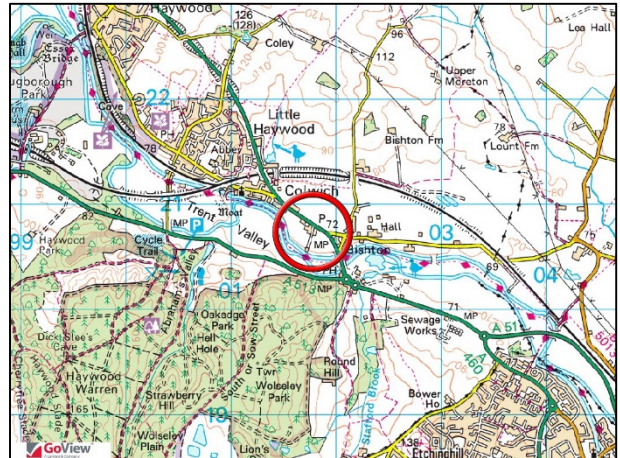
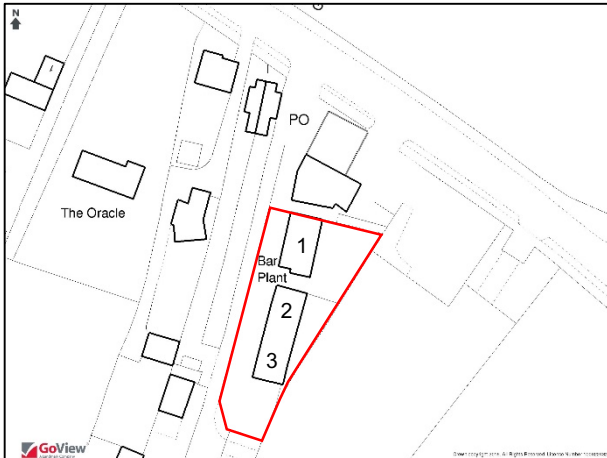




BY INSTRUCTIONS OF PETROCELL HOLDINGS LIMITED

Warehouse/Industrial Units To Let at Wolseley Bridge, Stafford



- **Units Nos. 1-3, Bellamour Business Park, Wolseley Bridge, Stafford, Staffordshire, ST17 0XJ.**
- **Unit No. 1 - Now Let**
- **Unit No. 2 - Now Let**
- **Unit No. 3 - 1,775 sq.ft. (164.90 sq.m.)**
- **Generous car parking provision**
- **Main road location**
- **Convenient access to Stafford, Stone and Rugeley**

LOCATION

The Bellamour Business Park is situated on the south side of the A51 Stone-Rugeley trunk road between its junctions with Main Road and Bellamour Lane and approximately a third of a mile from the junction of the A51 with the A513. Stafford is six miles to the north-west, Stone ten miles to the north and Rugeley two miles to the south-east.

Junctions 12 and 13 of the M6 Motorway are approximately seven miles distant and provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. The nearest rail station is at Rugeley Trent Valley and the West Coast Main Line providing connections throughout the national rail network.

DESCRIPTION

The Bellamour Business Park comprises three recently refurbished warehouse/industrial units arranged in two blocks and of single-storey brick and sheet clad construction with protected metal sheet clad roofs and floors in concrete.

The heights to the eaves are about 10ft.6ins. (3.22m.) and access for loading and unloading purposes is by way of manually-operated roller shutter doors over a surfaced access road with a secure gateway entrance.

Units Nos. 1 and 2 have now been let and the remaining available unit would be suitable for a variety of small scale warehouse/industrial purposes but interested parties should note that there are hours of use and delivery limitations under the current planning consent. Details of these will be provided on request.

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.)
1	Warehouse/production area including office, two WC facilities and mezzanine storage extending to 120 sq.ft. (11.15 sq.m.)	Now Let	Now Let
2	Warehouse/production area including three offices, kitchenette and WC facility.	Now Let	Now Let
3	Warehouse/production area including WC facility	1,775	164.90
	TOTAL GROSS FLOOR AREA	1,775	164.90

EXTERNAL vehicular access from the A51 via secured gate leading to parking areas surfaced in tarmac.

SERVICES

Mains water, electricity, including three-phase power supplies and drainage, are connected.

ASSESSMENTS (Local Authority - Stafford Borough Council)

The unit is to be reassessed for rating purposes.

EPCS

The Energy Performance Certificate issued for Unit No. 3 indicates an Asset Rating of 171 in Band G. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing leases for minimum terms of three years with upward only rent reviews to be at three yearly intervals. The landlord will insure the units and then recharge the tenants the cost thereof.

RENTALS

Unit No. 1 - Now Let

Unit No. 2 - Now Let

Unit No. 3 - £8,500 per annum

This figure is exclusive of uniform business rates. VAT is not applicable in this instance.

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/3956 20.10.2017

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