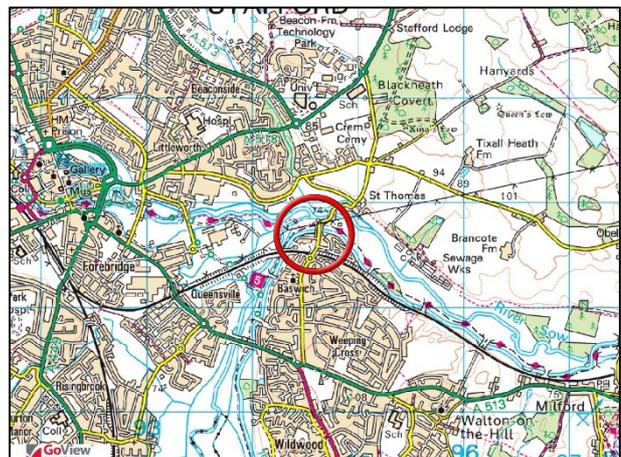
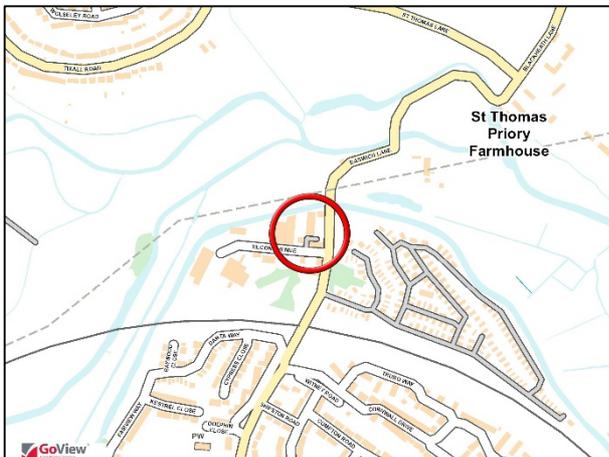
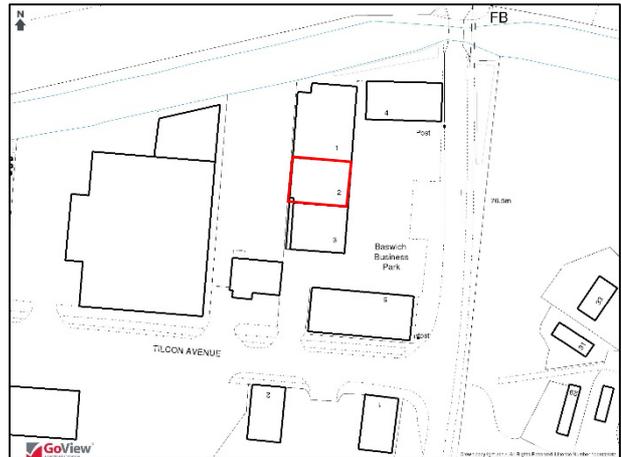




## Prominently Situated Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 2, Baswiche Business Park, Tilcon Avenue, Baswiche, Stafford, Staffordshire, ST18 0YL**
  - 2,180 sq.ft. (202.52 sq.m.)
  - Partitioned showroom, office and storage areas
  - Suitable for a variety of warehousing and manufacturing purposes
  - Road frontage
  - Rates free from April 2017, subject to qualification

## LOCATION

The premises are situated on the west side of Baswich Lane at its junction with Tilcon Avenue and at the entrance to a small industrial estate located approximately two and a half miles south-east from Stafford town centre. Junction 13 of the M6 Motorway is about four miles distant and the site also enjoys the benefit of trunk road links with Cannock and Rugeley via the A34 and A518.

## DESCRIPTION

The premises form part of a development of five units and are of mid-terraced single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, lined roof in coated steel sheeting with translucent panels providing natural lighting and floor in sealed concrete.

The height to the eaves is 11ft 3ins (3.43m) and access for loading and unloading purposes is by way of a manually operated roller shutter door 9ft 3ins (2.82m) wide by 8ft 10ins (2.71m) high over a forecourt area.

The accommodation has previously been used for the display of tile products and has been divided to provide separate showroom, warehouse and office areas, together with staff shower and W.C. facilities.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

|   | DESCRIPTION  | GROSS FLOOR AREA (SQ.FT.) | GROSS FLOOR AREA (SQ.M.) |
|---|--|---------------------------|--------------------------|
| GROUND FLOOR  | Showroom, office and storage areas together with refreshment, shower and W.C. facilities | 2,180                     | 202.52                   |
|   | <b>TOTAL GROSS FLOOR AREA</b>  | <b>2,180</b>              | <b>202.52</b>            |
| EXTERNAL forecourt parking and circulation area surfaced in tarmacadam. |  |                           |                          |

## SERVICES

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

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £8,400 with no uniform business rates payable for the year ending March 2018 subject to certain criteria. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 139 within Band F. 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 rental of **£10,950** per annum, exclusive of rates, and VAT if applicable, with upward only reviews to be 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 premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4028**

26.07.2017