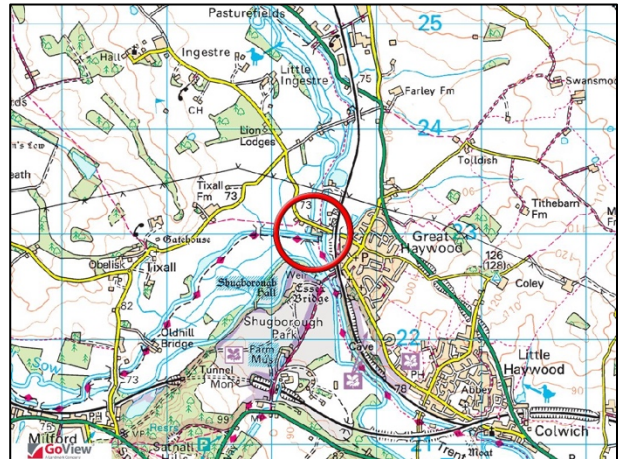




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# Warehouse/Industrial Unit To Let in Great Haywood Stafford



- **Unit No 1, The Mill, Mill Lane, Great Haywood, Stafford, Staffordshire, ST18 0RJ.**
- **4,745 sq.ft. (440.82 sq.m.)**
- **Including centrally-heated mezzanine offices extending to 995 sq.ft. (92.44 sq.m.)**
- **Cranage installed**
- **Particularly suited to engineering and fabrication uses**
- **Generous car parking provision**
- **Convenient access to Stafford, Stone and Rugeley**

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## LOCATION

The development is situated on the south side of Mill Lane on the western fringe of the attractive Staffordshire village of Great Haywood, which is located approximately six miles east from Stafford and about five miles north-west from Rugeley via the A518 and A51 trunk roads.

Junctions 12 and 13 of the M6 Motorway are accessible at Cannock and Stafford respectively 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 train station is at Rugeley Trent Valley with the West Coast Main Line providing connections throughout the national rail network.

## DESCRIPTION

The Mill comprises a group of warehouse/industrial units arranged in two blocks with generous parking areas and with a variety of tenants engaged in engineering and distribution activities.

Unit No. 1 is of single-storey steel-frame brick and protected metal sheet clad construction with insulated roof also in sheeting with translucent panels providing natural lighting, glazing on one side and floor in concrete.

The height to the eaves is 23ft. 10ins. (7.28m.) and access for loading and unloading purposes is by way of an electrically-operated roller shutter door 13ft. 3ins. (4.04m.) wide by 17ft. (5.18m.) high over a surfaced forecourt. Two full length travelling cranes are fitted, each with a two-ton lifting capacity.

The accommodation includes separately accessed mezzanine space providing centrally-heated offices and storerooms together with full staff facilities.

The unit is available for a wide variety of manufacturing and storage uses and would particularly suit companies requiring a fabrication or engineering workshop.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Warehouse/production area including WC facility.	3,750	348.38
Mezzanine	Five offices, three storerooms, kitchen, canteen and male and female WC facilities.	995	92.44
<b>TOTAL GROSS FLOOR AREA</b>		<b>4,745</b>	<b>440.82</b>
EXTERNAL vehicular access from Mill Lane leading to forecourt surfaced in concrete. Separate shared toilet block.			

## SERVICES

All mains services, including a three-phase power supply, are connected. The office accommodation is centrally heated by hot water radiators fed by a Sime gas-fired boiler. An intruder alarm system is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been split between the mezzanine offices at £8,600 and the unit at £8,200 to give a combined rates payable figure of £8,064 for the year commencing in April 2018. 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 the unit indicates an Asset Rating of 124 in 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 rental of **£19,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the unit and then recharge the tenant the cost thereof. VAT is applicable in this instance.

## 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/4040** 05.01.2022

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