

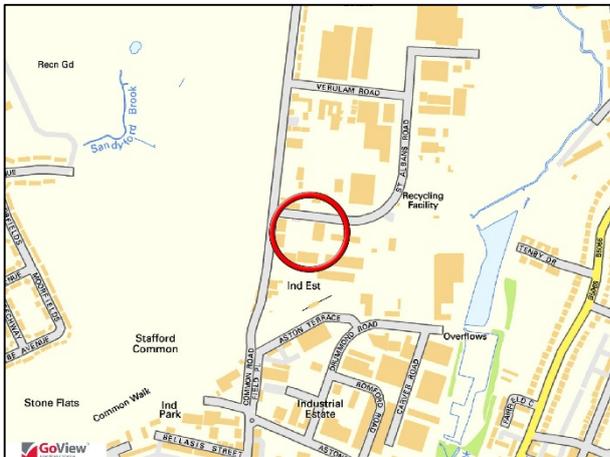


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 8, St Albans Business Park, St Albans Road, Stafford, Staffordshire, ST16 3DR**
- **3,815 sq.ft. (354.43 sq.m.)**
- **Includes mezzanine office accommodation of 275 sq.ft. (25.55 sq.m.)**
- **Generous parking, vehicle circulation and servicing area**
- **Two miles from Junction 14, M6 Motorway**
- **Small development of four units with gated access**
- **Immediate availability**

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## LOCATION

St Albans Business Park is situated on a well-established industrial estate on the south side of St Albans Road close to its junction with Common Road, approximately two miles north from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway.

## DESCRIPTION

The premises consist of a warehouse/industrial unit forming part of a block of two within a development of four and are of single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, roof in insulated coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 15ft.10ins. (4.84m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 11ft.8ins. (3.55m.) wide by 13ft. (3.96m.) high over a surfaced forecourt area.

The unit provides clear open span space together with mezzanine office accommodation and would be suitable for a wide variety of production, distribution and storage purposes but would not be available for motor trade-related activity.

## 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	Production/storage area including refreshment and WC facilities	3,540	328.87
MEZZANINE	Two partitioned offices	275	25.55
	<b>TOTAL GROSS FLOOR AREA</b>	<b>3,815</b>	<b>354.42</b>

EXTERNAL vehicle circulation, parking and servicing area surfaced in tarmacadam and concrete enclosed by palisade and concrete post and wire mesh fencing with double swing gated access from St Albans Road.

## 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 £14,455 with an estimated uniform business rates payable of £6,736.03 for the year ending in March 2018. 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 100 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on a full repairing and insuring basis for a term to be agreed at a commencing rental of **£18,950** per annum, exclusive of rates and VAT, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and 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/4050**

22/01/18