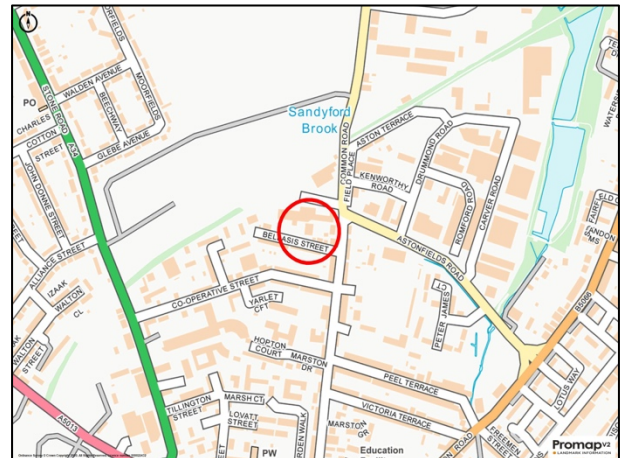
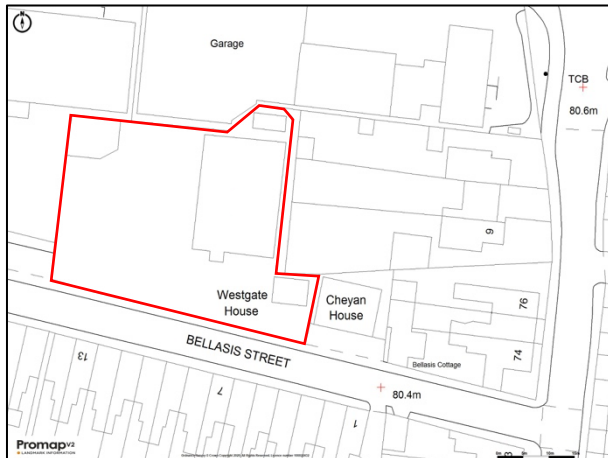




**Substantial
Office and Warehouse/Industrial Premises
with Yardage
For Sale or To Let
in
Stafford**



- **Westgate House, Bellasis Street, Stafford, Staffordshire, ST16 3EA**
- **7,015 sq.ft. (651.69 sq.m.) including ancillary space**
- **0.40 acre (0.16 hectare) site**
- **Accommodation provides office, warehouse, workshop and mezzanine areas**
- **Open storage with further development potential**
- **Junction 14, M6, two miles distant**
- **Ideal opportunity for potential owner-occupier or investor**
- **Available in January 2024**

LOCATION

The property is situated on the north side of Bellasis Street close to its junction with Marston Road, approximately one mile north from Stafford town centre and about two miles from Junction 14 of the M6 Motorway. The M6 provides access to Manchester and the North-West, London and the South-West by way of the M1 link and Bristol and the South-West via its connection with the M5.

DESCRIPTION

The property comprises a detached integrated office and warehouse building, together with two separate ancillary annexes providing additional office and storage facilities, all located within an enclosed surfaced yard extending in total to approximately 0.40 acres (0.16 hectares).

The availability of the property provides an ideal opportunity for a purchaser interested in acquiring a site suitable for owner occupier or investment purposes in a market characterised by limited supply.

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

DESCRIPTION	SQ.FT.	SQ.M.
A. OFFICE BLOCK of two-storey construction with brick elevations providing, on the ground floor, an entrance lobby, reception, two offices, kitchen and WC facilities and, on the first floor, two further offices. Additional loft storage.	765 765	71.07 71.07
B. WAREHOUSE UNIT attached to A. above and of single-storey steel-frame construction with part cavity brick, part fully lined cement-sheet clad elevations, roof in cement sheeting with translucent panels providing natural lighting and floor in reinforced concrete. The height to the eaves is approximately 18ft. (5.48m.) and access for loading and unloading purposes is by way of an electrically-operated roller shutter door about 18ft. (5.48m.) wide by 20ft. 3in. (6.17m.) high. A kitchen and staff area are incorporated. A steel section mezzanine floor is installed and provides additional storage and partitioned office space.	2,680 1,720	248.98 159.79
C. ANCILLARY OFFICE BUILDING of single-storey detached brick construction with flat roof in felt providing one room.	285	26.47
D. ANCILLARY STORAGE/WORKSHOP BUILDING of single-storey detached concrete blockwork construction with flat roof in felt, floor in concrete and a working height of 11ft. (3.35m.) with vehicular access by way of a shutter door.	800	74.32
TOTAL GROSS FLOOR AREA	7,015	651.70
EXTERNAL forecourt parking area surfaced in tarmacadam. Yardage surfaced in concrete with vehicular access from Bellasis Street by way of double tubular steel and mesh gates. Site enclosed by palisade fencing. Small storage building of single-storey blockwork construction with cement sheet roof providing approximately 520 sq.ft. (48.31 sq.m.) of ancillary space.		

SERVICES

All mains services, including a three-phase power supply, are connected. The office accommodation is centrally heated by way of a Biasi gas-fired boiler. The ancillary office building is heated by electric convectors. Burglar and fire alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £25,000. These details have been based on the information provided by the Valuation Office's website and local authority and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificates issued for this property indicate Asset Ratings of 76 and 93 within Band D. Full certificates with recommendations will be provided on request.

TERMS

Offers in the region of **£495,000** are invited for the benefit of the freehold interest. As an alternative, the owner is prepared to consider the leasing of the property on full repairing and insuring terms for a period to be agreed at a rental of **£35,000 per annum** with upward only rent reviews at three yearly intervals. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4146
09.11.2023

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