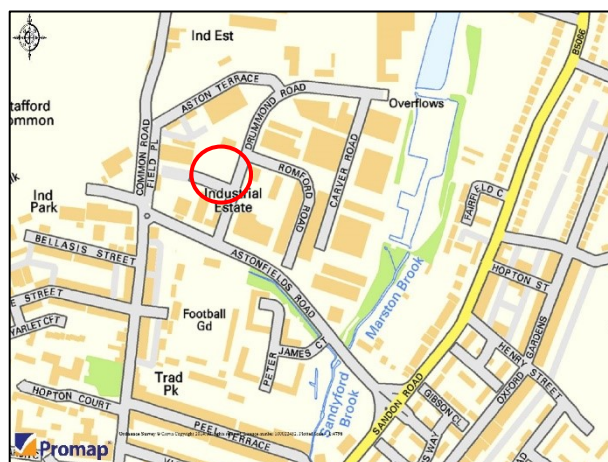




Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 1a, Kenworthy Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DY**
- **2,160 sq.ft. (200.65 sq.m.)**
- **Available for early occupation**
- **Close to Junction 14, M6 Motorway**
- **Partitioned office and mezzanine floor installed**
- **Enclosed yardage at the side**
- **Heated**
- **Motor trade uses not considered**
- **Rates free subject to tenant qualification**

LOCATION

The unit is situated on the north side of Kenworthy Road between its junctions with Drummond Road and Field Place on a well-established industrial estate located approximately one mile north from Stafford Town Centre and about two miles from Junction 14 of the M6 Motorway.

DESCRIPTION

The premises form part of a terrace of warehouse/industrial units of single-storey steel-frame construction with insulated cavity brick elevations, lined roofs in cement sheeting with translucent panels providing natural lighting and floors in concrete treated with a sealer.

The height to the eaves is 12ft.9ins. (3.89m.) and access for loading and unloading purposes is by way of a currently glazed screened manually-operated roller shutter door 7ft. (2.13m.) wide by 8ft. (2.43m.) high over a surfaced forecourt. The unit also has the benefit of enclosed yardage at the side. A partitioned office is installed together with a mezzanine floor.

The unit would be suitable for a wide variety of manufacturing, storage and distribution purposes but is not available for motor trade related uses.

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

FLOOR	DESCRIPTION	(SQ.FT.)	(SQ.M.)
GROUND	Warehouse/production area including office, male and female WC facilities and a refreshment point.	1,765	163.96
MEZZANINE	Storage	395	36.69
TOTAL GROSS FLOOR AREA		2,160	200.65
EXTERNAL forecourt parking area surfaced in tarmac. Surfaced compound area at the side enclosed by concrete post and wire mesh fencing with access via double swing gates.			

SERVICES

All mains services, including a three-phase power supply, are connected. A gas-fired space heater is fitted.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property is £10,500 with no uniform business rates payable for the year commencing in April 2020 subject to certain occupier qualifying criteria. 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 53 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of **£11,950** per annum, exclusive of rates, 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 counterpart lease, together with any stamp duty and VAT due thereon.

VIEWING

By arrangement with the Agent's Stafford Offices

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4170 19.11.2020