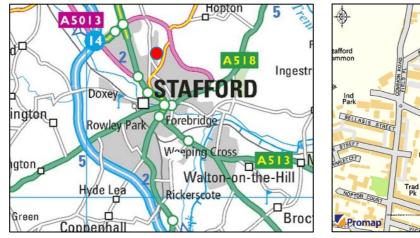


BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

Warehouse/Industrial Unit To Let in Stafford





afford mmon Park Park Park Percent of the second of the se

Ind Est

- Unit No. 2B, The Schott Site, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EL
- 7,842 sq.ft. (728.55 sq.m.)
- Available early 2021
- Heating and office installed
- 21ft. (6.40 m.) eaves height
- Competitive rental

BANK CHAMBERS SALTER STREET STAFFORD STI6 2JU TEL: 01785 244400 FAX: 01785 244901 mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is situated on the well-established Astonfields Industrial Estate just off the north side of Drummond Road at its junction with Carver Road and about one mile north from Stafford Town Centre. Junction 14 of the M6 Motorway is approximately two miles distant and provides 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 town's main-line station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises a warehouse/industrial unit forming part of a block of two and is of single-storey steel-frame construction with protected metal sheet clad elevations, roof also in lined coated steel sheeting and floor in concrete.

The height to the eaves is 21ft. (6.40m.) and access for loading and unloading purposes by way of an electricallyoperated roller shutter door 15ft. 9ins. (4.80m.) wide by 11ft. 6ins. (3.50m.) high over a surfaced parking and circulation area.

The premises would be suitable for a wide variety of manufacturing, storage and distribution purposes and are available for occupation at a competitive rental from early 2021.

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

UNIT NO.	DESCRIPTION	IMPERIAL (SQ.FT.)	METRIC (SQ.M.)
2B	Warehouse/production area including office with male and female WC facilities.	7,842	728.55
	TOTAL GROSS FLOOR AREA	7,842	728.55
EXTERNAL forecourt parking and vehicle circulation area surfaced in tarmacadam.			

SERVICES

All mains services, including a three-phase power supply, are connected. The premises are heated by a suspended gas-fired warm air blower.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently assessed with a rateable value of £21,750 with a uniform business rates payable figure of £10,853.25 for the year ending in March 2021. 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 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 Certificate issued for the premises indicates an Asset Rating of 88 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease basis for a term to be agreed at a rental of **£35,210** per annum, exclusive of rates and VAT, with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. A service charge applies.

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/4172 20.01.2021

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants ust not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shade to condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.