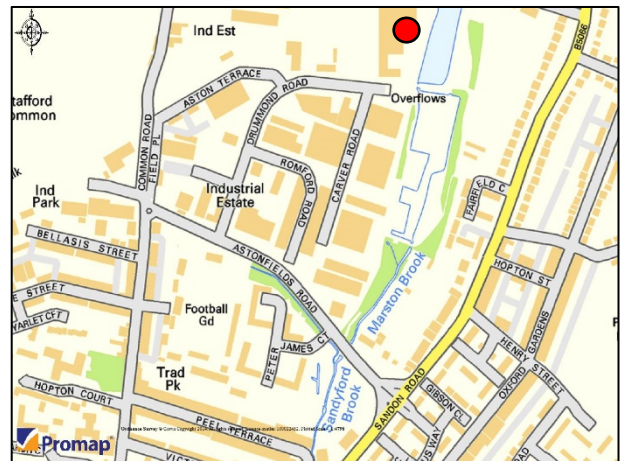




BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

## Warehouse/Industrial Unit To Let in Stafford



- **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

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## 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 electrically-operated 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
	<b>TOTAL GROSS FLOOR AREA</b>	<b>7,842</b>	<b>728.55</b>
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