

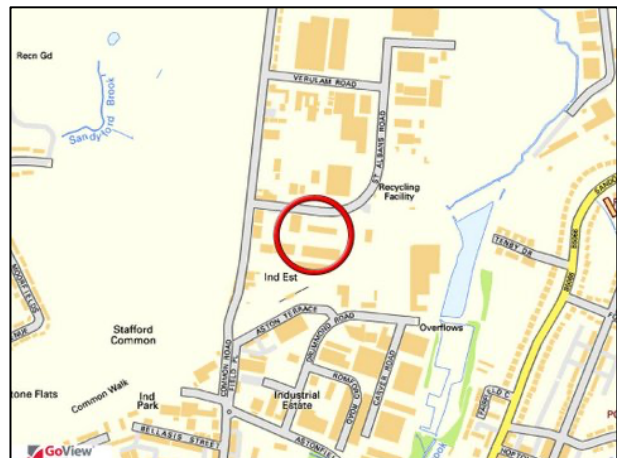


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 6, St Albans Court, St Albans Road, Stafford, Staffordshire, ST16 3DJ**
- **1,850 sq.ft. (171.87 sq.m.)**
- **Office and WC facilities installed**
- **M6 Motorway access two miles distant**
- **Mezzanine floor fitted**
- **Early availability**
- **Competitive rental**
- **Not suitable for motor trade uses**
- **Small business rates relief available to qualifying tenants**

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LOCATION

The premises form part of a development situated on a well-established industrial estate located off the south side of St Albans Road, immediately to the rear of St Albans House, about one mile north from Stafford town centre and one and a half miles from Junction 14 of the M6 Motorway. The M6 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 via its connection with the M5.

DESCRIPTION

St Albans Court consists of a terraced block of eight warehouse/industrial units of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roofs in coated steel sheeting with translucent panels providing natural lighting and floors in concrete.

The height to the eaves is 18ft 4ins (5.60m) and vehicular access for loading and unloading purposes is by way of electrically operated roller shutter doors 16ft (4.20m) wide by 15ft (4.57m) high over a surfaced forecourt.

Office and W.C. facilities are installed, together with a mezzanine floor, and the premises would be suitable for a wide variety of production and storage purposes.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse/production area including office and W.C. facility	1,850	171.87
MEZZANINE	Ancillary production space	-	-
TOTAL GROSS FLOOR AREA		1,850	171.87
EXTERNAL forecourt servicing and parking area providing five vehicle spaces with gated driveway 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 has been assessed at £12,500 from April 2023 with small business rates relief, representing a discount of 83.33%, available to the occupier subject to tenant qualification. 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 89 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease basis at a rental of **£15,000** per annum, exclusive of rates, with upward only rent reviews to be at three yearly intervals. The landlord insures the premises under a block policy and then recharges the tenant the apportioned cost thereof. In addition to the rental, a service charge is payable to cover the cost of the upkeep and maintenance of the common external areas. VAT is not applicable in this instance.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the ingoing tenant.

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/4215

08.11.2024