



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Three
Secure Storage
Compounds
To Let
in
Stafford**



- **Compounds Nos. 1, 2 & 3, Seighford Lakes, Seighford Road, Stafford, Staffordshire, ST18 9LQ**
- **Nos. 1 & 2 - 500 sq.yds. (46.45 sq.m.) each**
- **No. 3 - 550 sq.yds. (51.09 sq.m.)**
- **Suitable for open storage/parking purposes**
- **Secure enclosed plots each with container storage in situ**
- **Overlooking Seighford Fishing Pools**
- **Attractive rural location**
- **Early availability**

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LOCATION

The compounds are situated just off the East side of Seighford Road just past the DVSA Vehicle Check Station and on the Seighford Lakes site located to the West of Stafford town. The immediate area is dominated by that fishing pool leisure activity but with a number of neighbouring commercial uses also present.

DESCRIPTION

The property consists of three secure compounds with containers in situ with access from Seighford Road over a shared driveway.

The compounds are level with some banking on the peripheries, are surfaced with chippings and are fully enclosed by new mesh security fencing with access via 16ft. (4.87 sq.m.) double swing gates. No. 3 is approached by an inclined driveway.

The subject areas are available either individually or can be leased in combinations if required.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Compound 1	-	-	500	46.45	-	-
Compound 2	-	-	500	46.45	-	-
Compound 3 (excluding driveway)	-	-	550	51.09	-	-

SERVICES

Services are not connected at the present time as only open storage uses are anticipated. However, water and electricity can be connected if required but that would be subject to an additional charge.

ASSESSMENTS

Not applicable.

EPC

Not applicable.

TERMS

The compounds are available individually or together on six-month licence arrangements at rentals of **£6,000** per annum each. The occupiers are to be responsible for ongoing maintenance and any business rates liability.

VAT

VAT is not applicable in this instance.

VIEWING

The site can be inspected at any time either from the boundaries or by arrangement with Millar Sandy's Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5550

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