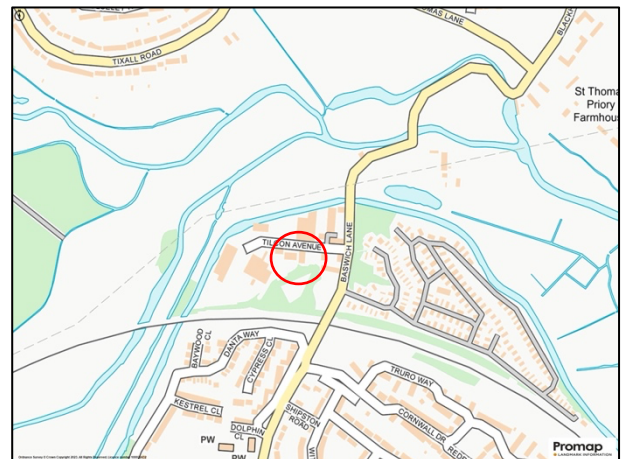
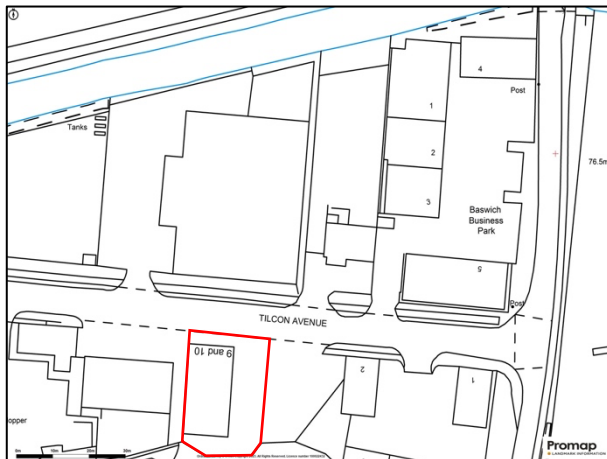




**Warehouse/Workshop Unit
with Offices
To Let
in
Stafford**



- **Units Nos. 9 & 10, Tilcon Avenue, Baswich, Stafford, Staffordshire, ST18 0YJ**
- **3,805 sq.ft. (353.48 sq.m.)**
- **Additional mezzanine office space of 2,945 sq.ft. (273.59 sq.m.)**
- **Separate workshop/storage areas**
- **Centrally heated**
- **Early availability**
- **Suitable for non-body repair shop motor trade uses**

LOCATION

The property forms part of a development prominently situated on the south side of Tilcon Avenue close to its junction with Baswich Lane and approximately two and a half miles south-east from Stafford town centre. Junction 13 of the M6 Motorway is about four miles distant and the premises enjoy the benefit of good traffic communication links with Cannock and Rugeley via the A34 and A513 trunk roads.

DESCRIPTION

The premises consist of a modern detached warehouse unit of single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, lined roof in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The working height is 11ft. (4.72m) and access for loading and unloading purposes is by way of a two electrically operated roller shutter doors 11ft. 9ins. wide (3.58m.) wide by 10ft. 6ins. (3.20m.) high over a parking and circulation area.

The accommodation includes an extensive mezzanine floor providing office space with suspended ceilings and recessed lighting fitted.

The unit would be suitable for a wide variety of warehousing and manufacturing purposes and is likely to be particularly attractive to those users requiring good quality ancillary office accommodation.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse/workshop areas including reception, kitchen and WC facilities	3,805	353.48
MEZZANINE	General office and four partitioned rooms.	2,945	273.59
TOTAL GROSS FLOOR AREA		6,750	627.07
EXTERNAL forecourt parking area surfaced in concrete.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The accommodation is centrally heated by way of an oil-fired boiler feeding hot water radiators throughout.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is currently assessed as two units with a combined rateable value of £36,500. 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 for this property indicates an asset rating of 63 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£32,500** 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. VAT is applicable in this instance.

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/4229

24.01.2024