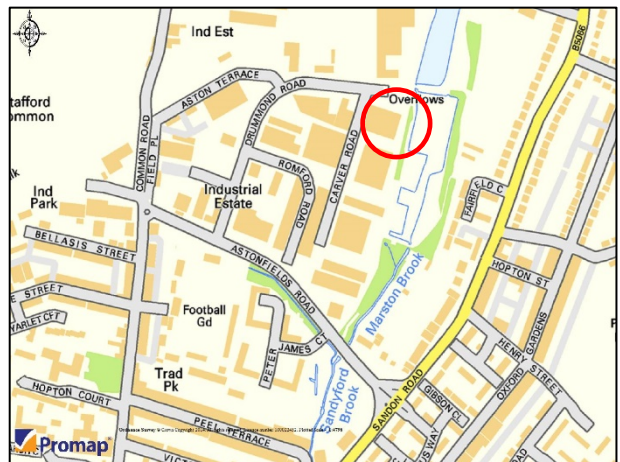
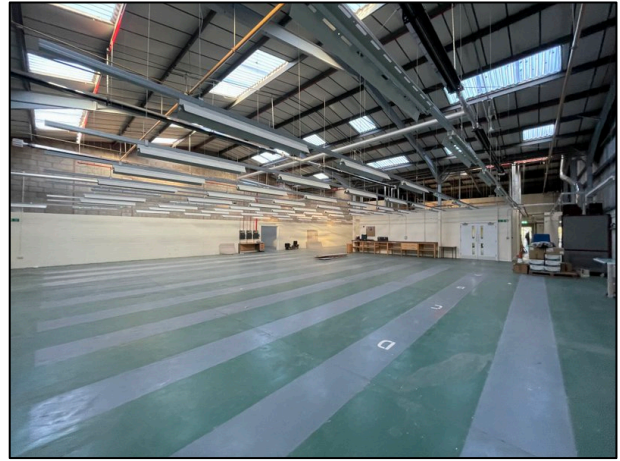




BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

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



- **Unit No. 4a, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EZ**
- **7,610 sq.ft. (706.98 sq.m.)**
- **Ground floor and mezzanine office space installed**
- **Generous car parking**
- **Secure side yardage**
- **Heating fitted**
- **Available in March 2023**

BANK CHAMBERS SALTER STREET STAFFORD ST16 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 south side and at the end of Drummond Road close to its junction with Carver Road and about one mile north from the centre of Stafford. 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 three and is of single-storey steel-frame construction with protected metal sheet clad elevations, roof also in lined coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 17ft. (5.18m.) with access for loading and unloading purposes by way of an electrically-operated roller shutter door 12ft. (3.65.) wide by 15ft. 6ins. (4.72m.) high over a surfaced parking and circulation area.

The accommodation includes office space at ground and first floor levels and benefits from a side yard area providing a secure parking or open storage facility.

The premises would be suitable for a wide variety of manufacturing, storage and distribution purposes and will be subject to a scheme of refurbishment and upgrading prior to letting.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Warehouse/production area including two offices with male and female toilets	7,150	664.25
First	Two offices and staffroom	460	42.73
TOTAL GROSS FLOOR AREA		7,610	706.98
EXTERNAL forecourt parking and vehicle circulation area surfaced in tarmac. Side yard enclosed by palisade fencing.			

SERVICES

All mains services, including a three-phase power supply, are connected. The premises are heated by AmbiRad units.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises currently form part of a larger assessment but, after the appropriate re-assessment, are likely to have a rateable value in the region of £25,000 from April 2023. 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 a rating of 70 within Band C. 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 **£52,500** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is applicable on the rental and insurance costs.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with Millar Sandy's Stafford Offices or through the joint agents, Mounsey Surveyors. Tel: 01782 202294.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4211 22.12.2022