

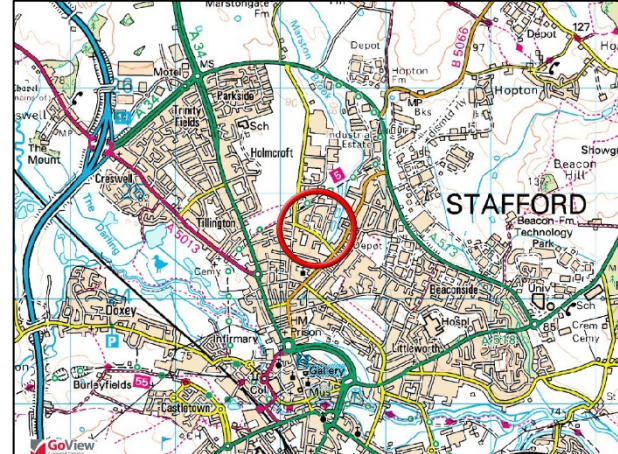
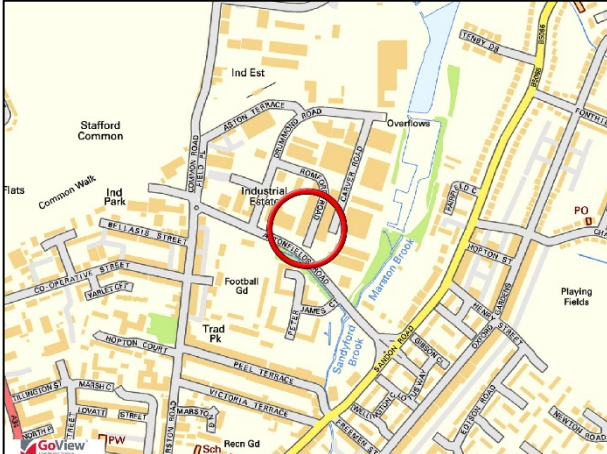


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Warehouse/Industrial Unit
with Yardage
To Let
in Stafford**



- **Unit No. 8, Romford Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DZ**
- **2,160 sq.ft. (200.66 sq.m.)**
- **50% high quality ground floor office content**
- **Additional mezzanine office space of 1,080 sq.ft. (100.34 sq.m.)**
- **Enclosed secure side yardage**
- **Security shutters fitted**
- **Two miles from Junction 14, M6 Motorway**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated on a well-established industrial estate on the west side of Romford Road with frontage to Astonfields Road and approximately one mile north from Stafford Town Centre with Junction 14 of the M6 Motorway about two miles distant. 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

The premises comprise a warehouse/industrial unit forming the end one of a terrace of eight and are of single-storey steel frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roof in cement sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 18ft 6ins (5.64m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 12ft (3.28m) wide by 13ft (3.96m) high over a surfaced forecourt.

The accommodation has been partitioned to provide high quality office and warehouse space on the ground floor with additional offices at mezzanine level. The premises include a secure compound area at the side.

The unit would be suitable for a wide variety of office, warehousing or manufacturing purposes subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse/production area including partitioned offices and male and female WC facilities.	2,160	200.66
MEZZANINE	Partitioned offices	1,080	100.34
	TOTAL GROSS FLOOR AREA	3,240	301.00
EXTERNAL compound area surfaced in tarmac and enclosed by galvanised palisade fencing with vehicular access from Romford Road by way of double swing gates.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office space is heated by electric panel radiators.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £15,750 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 an Asset Rating of 104 within Band E. 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 **£17,500** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. 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/4217

14.02.2023