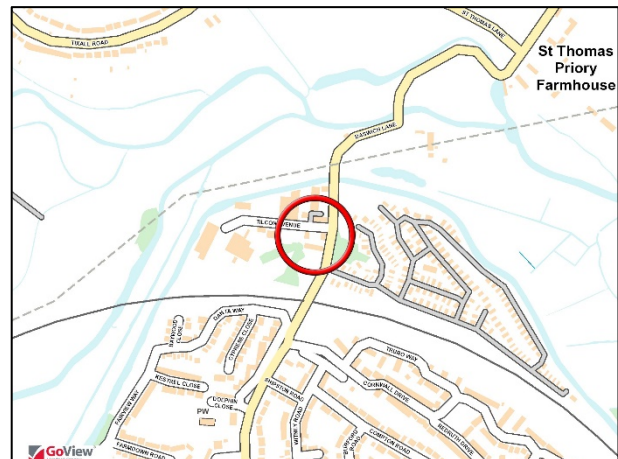
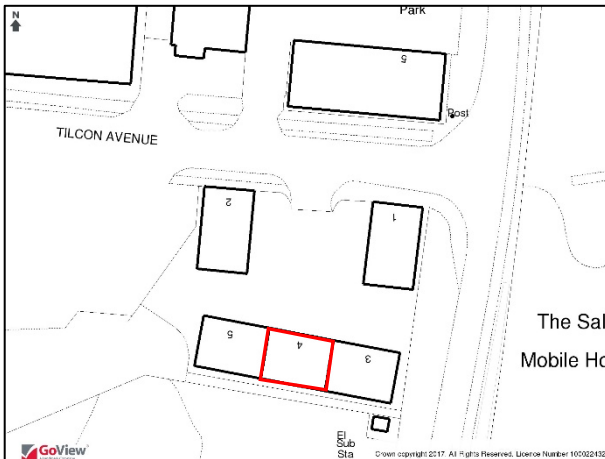




BY INSTRUCTIONS OF R A EDWARDS & PARTNERS LIMITED

**Warehouse Unit
To Let
in
Stafford**



- **Unit No. 4, Tilcon Avenue, Baswich, Stafford, Staffordshire, ST18 0YJ**
- **1,220 sq.ft. (113.34 sq.m.)**
- **Suitable for a variety of warehouse uses**
- **Early availability**
- **Rates free to qualifying occupiers**
- **Secure gated site**
- **Not available for motor trade uses**

LOCATION

The property forms part of a development prominently situated at the entrance to a small industrial estate located on the west side of Baswich Lane at its junction with Tilcon Avenue 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 mid-terraced 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 height to the eaves is 15ft 6ins (4.72m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft 10ins (3.02m) wide by 11ft 4ins (3.45m) high over a secure parking and circulation area.

The unit would be suitable for a wide variety of warehousing purposes but motor trade uses would not be acceptable in this instance.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse area including reception, kitchen and WC facility	1,220	113.34
TOTAL GROSS FLOOR AREA		1,220	113.34
EXTERNAL forecourt parking area surfaced in tarmacadam with shared gated vehicular access from Tilcon Avenue.			

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 is £7,200 with no uniform business rates payable for the year ending March 2022 subject to certain tenant qualifying criteria. 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 property is currently being assessed for EPC purposes. 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 **£9,950** 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/4184

04.08.2022