



BY INSTRUCTIONS OF GREATREX LIMITED

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



- **Unit No. 1, Greyfriars Business Park, Greyfriars Way, Stafford, Staffordshire, ST16 2RF**
- **1,060 sq.ft. (98.47 sq.m.)**
- **Close to town centre**
- **Junction 14 of M6 Motorway two miles distant**
- **End terraced**
- **Generous parking area**
- **Early availability**
- **Motor trade uses not eligible**
- **Rates free subject to tenant qualification**

LOCATION

The unit is situated on the east side of Greyfriars Way in a well-established mixed business area located approximately half a mile north from Stafford town centre and about two miles from Junction 14 of the M6 Motorway via the A34 Foregate Street and A5013 Eccleshall Road.

DESCRIPTION

The premises form part of a development of seven warehouse/industrial units arranged in a terrace and are of single-storey steel-frame construction with insulated protected metal sheet clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in reinforced concrete.

The average working height is 16ft.3ins. (4.95m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 9ft.6ins. (2.90m.) wide by 13ft. (3.96m.) high. A single W.C. and a refreshment point are installed.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Production/storage area including toilet and refreshment point.	1,060	98.47
TOTAL GROSS FLOOR AREA		1,060	98.47
EXTERNAL forecourt parking and hardstanding area surfaced in tarmacadam.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £6,500 rising to £7,700 from April 2023 but with no uniform business rates payable 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 Energy Performance Certificate issued for this property indicates an Asset Rating of 84 within Band D. A full certificate with recommendations will be provided on request.

TENANCY

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of **£8,500** 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. A service charge is also levied to cover the cost of the upkeep of the common areas. VAT is applicable on the rental, buildings insurance and service charge 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4121

07.01.2023