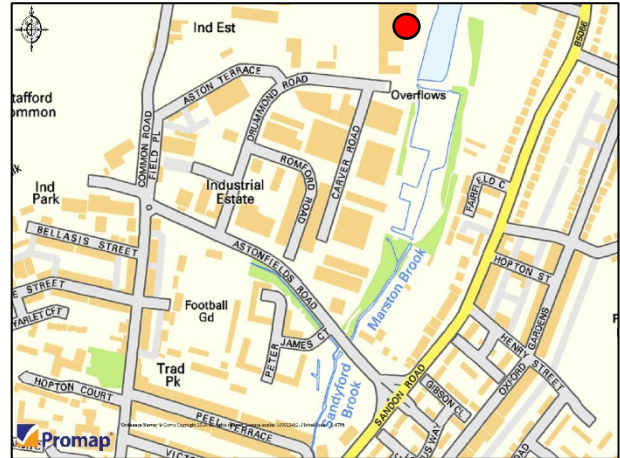
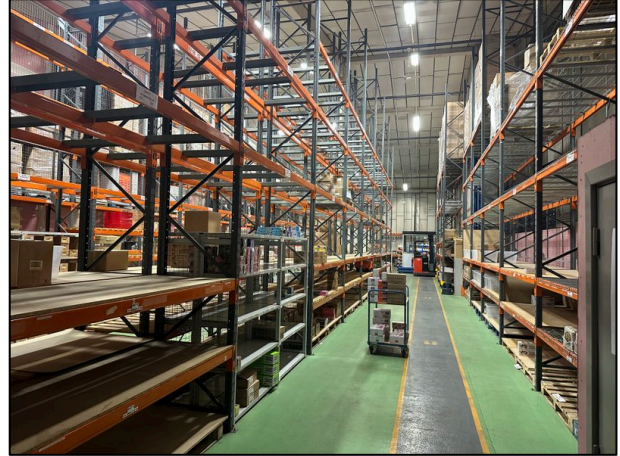




BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 2A, The Schott Site, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EL**
- **4,620 sq.ft. (429.21 sq.m.)**
- **Heating and office installed**
- **High Bay 21ft. (6.40 m.) eaves height**
- **Competitive rental**
- **Well-established industrial estate location**
- **Two miles from Junction 14, M6 Motorway**

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LOCATION

The property forms part of a complex situated on the well-established Astonfields Industrial Estate just off the north side of Drummond Road at its junction with Carver Road and about one mile north from Stafford Town Centre. 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 two and is of single-storey steel-frame construction with protected metal sheet clad elevations, roof also in lined coated steel sheeting and floor in concrete.

The height to the eaves is 21ft. (6.40m.) and access for loading and unloading purposes by way of an electrically-operated roller shutter door 15ft. 9ins. (4.80m.) wide by 11ft. 6ins. (3.50m.) high over a surfaced parking and circulation area.

The premises would be suitable for a wide variety of manufacturing, storage and distribution purposes and are available for occupation at a competitive rental from early 2023.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse/production area including office with shared WC and kitchen facilities in the adjoining office building.	4,620	429.21
	TOTAL GROSS FLOOR AREA	4,620	429.21
EXTERNAL forecourt parking and vehicle circulation area surfaced in tarmacadam.			

SERVICES

All mains services, including a three-phase power supply, are connected. The premises are heated by a suspended gas-fired warm air blower.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The unit has been assessed with a rateable value of £19,500 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 the premises indicates an Asset Rating of 45 within Band B. 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 **£32,500** per annum, exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property 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 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 the Agents' Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4133

17.02.2023