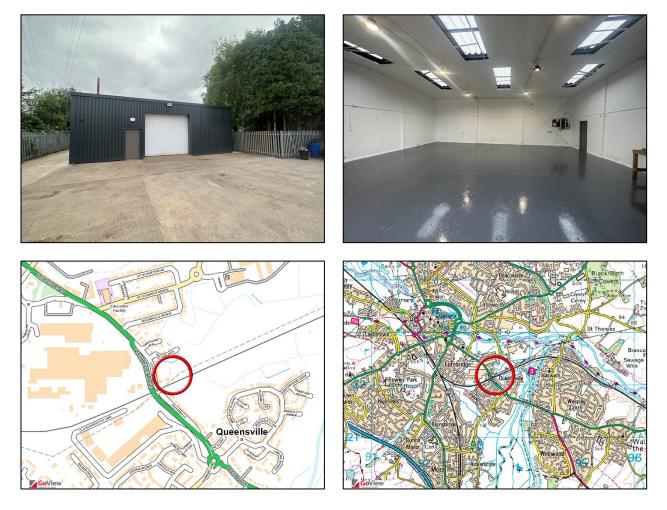


Refurbished Warehouse/Industrial Unit To Let in Stafford



- Unit No. 1, The Timber Yard, Lichfield Road, Stafford, Staffordshire, ST17 4LP.
- 2,085 sq.ft. (193.70 sq.m.)
- Three-phase power supply
- Junction 13, M6 Motorway, only three miles distant
- Recently refurbished
- Immediate availability
- Secure site
- Heated
- Not suitable for motor trade uses

BANK CHAMBERS SALTER STREET STAFFORD STI6 2JU TEL: 01785 244400 FAX: 01785 244901 mailbox@millarsandy.com www.millarsandy.com

# LOCATION

The property is situated on the east side of the A34 Lichfield Road at Queensville, between its junctions with Queensville Avenue and Ampleforth Drive approximately one mile south-east from Stafford town centre and about three miles from Junction 13 of the M6 Motorway at Acton Gate.

## DESCRIPTION

The unit forms part of a secure site currently used for the storage of building materials and comprises a recently refurbished warehouse/workshop building of single-storey sheet clad blockwork construction with lined roof also in sheeting with translucent panels providing natural lighting and floor in sealed concrete.

The height to the eaves is 13ft. (3.96m.) and vehicular access is by way of a manually operated roller shutter door 10ft. 9ins. (3.27m.) high by 12ft. (3.65m.) wide.

Available for a variety of uses, particularly those requiring a secure environment, the premises are available for early occupation.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Production/storage area Separate toilet block providing WC facilities.	2,085	193.70 -
TOTAL GROSS FLOOR AREA		2,085	193.70
EXTERNAL driveway access from Queensville with surfaced forecourt parking space. Site enclosed with palisade fencing.			

## SERVICES

Mains water, electricity, including a three-phase supply, and drainage are connected. There is a space heater fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The unit is to be separately assessed for rating purposes, but it is anticipated that the rateable value will be less than £12,000, in which case the premises should be free of business rates subject to tenant qualification.

## EPC

The Energy Performance Certificate is currently in the process of being updated. A full certificate and recommendations report will be provided when available.

## TERMS

The unit is available on a new full repairing lease for a term to be agreed at a rental of £13,500 per annum subject to upward only rent reviews at three yearly intervals. The landlord will insure the premises and then recharge the tenant the appropriate apportioned cost thereof. The lease is to exclude the security of tenure provisions of the Landlord and Tenant Act 1954. 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/4015 15.09.2024

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements