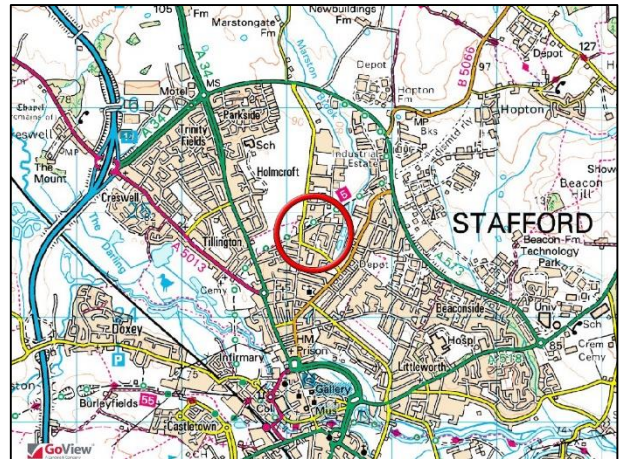




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Prominently Situated Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 4, Romford Court, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DE**
- 1,350 sq.ft. (125.42 sq.m.)
- Suitable for trade counter use
- Forecourt parking
- Two miles from Junction 14, M6

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## LOCATION

Romford Court is prominently situated on a well-established industrial estate on the west side of Drummond Road, immediately opposite its junction with Romford 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 property consists of an end-terrace warehouse/industrial unit of single-storey steel-frame construction with cavity brick and insulated coated sheet clad elevations, lined roof also in sheeting with translucent panels providing natural lighting and floor in reinforced concrete.

The height to the eaves is 19ft.11ins. (5.90m.) and access for loading and unloading purposes is by way of two electrically-operated sectional rollover doors 9ft.9ins.(3.00m.) wide by 10ft.2ins. (3.10m.) high over a surfaced servicing and parking area.

The premises have been used for trade counter and maintenance purposes, provide serving, kitchen, WC, storage and workshop areas on the ground floor by way of partitioning, additional office and storage space at mezzanine level and are available as a consequence of the owners' retirement.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	Trade counter, workshop, kitchen/staff, storage and WC facility	1,055	98.01
MEZZANINE	Office and storage	295	27.41
	<b>TOTAL GROSS FLOOR AREA</b>	<b>1,350</b>	<b>125.42</b>
EXTERNAL tarmacadam surfaced forecourt and side parking areas providing ten spaces with vehicular access from Romford Road.			

## SERVICES

All mains services, including a three-phase power supply, are connected.

## ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property is £6,400 with uniform business rates payable of £3,084.80 for the year ending March 2015.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 155 within Band G. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on a new full repairing lease at a commencing rental of £9,950 per annum exclusive of rates and VAT with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. A service charge to cover the cleaning and maintenance of the external areas will be levied.

## LEGAL COSTS

All legal costs incurred in the preparation of the lease and 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/3839 14/07/14**

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