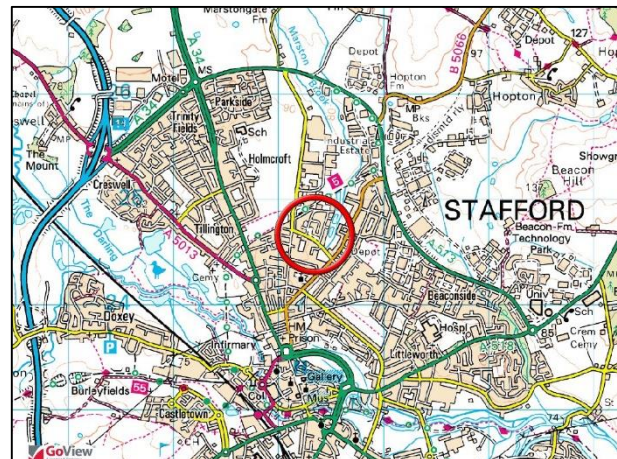
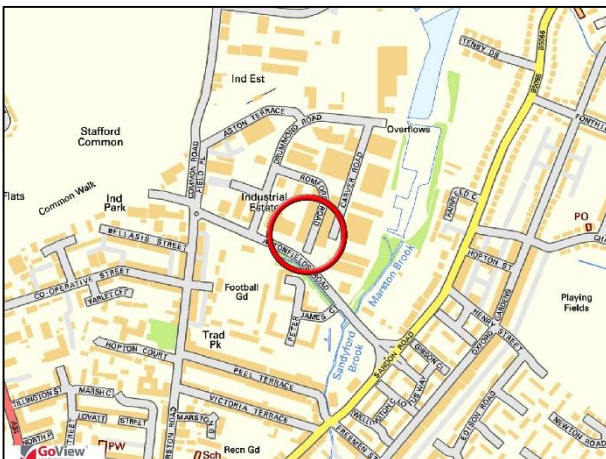




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

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



- **Unit No. 8, Romford Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DZ**
- **2,160 sq.ft. (200.66 sq.m.) with 50% high quality ground floor offices**
- **Additional mezzanine office space of 1,080 sq.ft. (100.34 sq.m.)**
- **Enclosed side yardage**
- **Security shutters fitted**
- **Two miles from Junction 14, M6 Motorway**

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## LOCATION

The premises are prominently situated on the west side of Romford Road, enjoy frontage to Astonfields Road and are located approximately one mile north from Stafford Town Centre with Junction 14 of the M6 Motorway less than two miles distant.

## DESCRIPTION

The premises comprise a warehouse/industrial unit forming the end one of a terrace of eight and are of single-storey steel frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roof in cement sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 18ft 6ins (5.64m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 12ft (3.28m) wide by 13ft (3.96m) high over a surfaced forecourt.

The accommodation has been partitioned to provide high quality office and warehouse space on the ground floor level with additional offices at mezzanine level. The premises include a secure compound area at the side.

The unit would be suitable for a wide variety of office, warehousing or manufacturing purposes subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Warehouse/production area including partitioned offices and male and female WC facilities.	2,160	200.66
MEZZANINE	Partitioned offices	1,080	100.34
	<b>TOTAL GROSS FLOOR AREA</b>	<b>3,240</b>	<b>301.00</b>
<b>EXTERNAL</b> compound area surfaced in tarmac and enclosed by galvanised palisade fencing with vehicular access from Romford Road by way of double swing gates.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office space is heated by electric panel radiators.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £9,500 with uniform business rates payable of £4,579 for the year ending March 2015.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 104 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on a new full repairing lease basis at a rental of **£13,000** per annum, exclusive of rates and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

## LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the incoming 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/3544

06/01/15 revd. 27.01.15