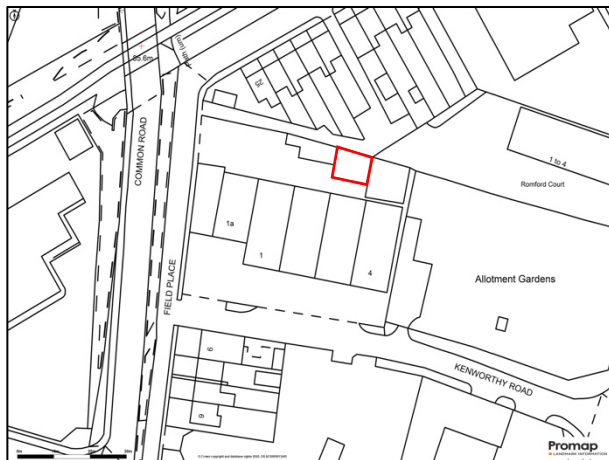




**Warehouse/Industrial Unit  
To Let  
in  
Stafford**



- **Unit No. 2, Field Place, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DH.**
- **745 sq.ft. (69.21 sq.m.)**
- **Well-established industrial estate**
- **Small exclusive development**
- **Junction 14, M6 Motorway access two miles distant**
- **Early availability**
- **Recently refurbished**
- **Not suitable for motor trade uses**
- **Small business rates relief available to qualifying tenants**

**LOCATION**

The unit is situated on a well-established industrial estate located on the east side of Field Place approximately one mile north from Stafford town centre and about two miles from Junction 14 of the M6 Motorway. 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 forms part of a development of three small warehouse/industrial units of single-storey steel frame construction with fully insulated cavity brick elevations, roofs in lined sheeting with translucent panels providing natural lighting and floors in reinforced concrete treated with a sealer.

The height to the eaves is 12ft 3ins (3.73m) and access for loading and unloading purposes is by way of a manually operated roller shutter door 10ft 3ins (3.12m) high by 9ft 3ins (2.82m) wide over a surfaced forecourt.

A WC facility is installed, and the unit would be suitable for a wide variety of manufacturing or storage purposes but motor trade uses will not be acceptable.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Production/storage inclusive of WC facility	745	69.21
<b>TOTAL GROSS FLOOR AREA</b>		<b>745</b>	<b>69.21</b>
<b>EXTERNAL</b> vehicle parking and circulation area surfaced in concrete with vehicular access from Field Place.			

**SERVICES**

Mains water, electricity, including a three-phase power supply, and drainage are connected.

**ASSESSMENTS**

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £5,200 from April 2023 with no business rates payable subject to tenant qualification. 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 any commitment that relies on their accuracy.

**EPC**

The Energy Performance Certificate issued for this property indicates an Asset Rating of 45 within Band B. 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 **£6,500** per annum, exclusive of rates, with upward only rent reviews to be at three yearly intervals. The landlord insures the premises and then recharges the tenant the apportioned cost thereof. VAT is not applicable in this instance.

**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 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/3690**

14.02.2025