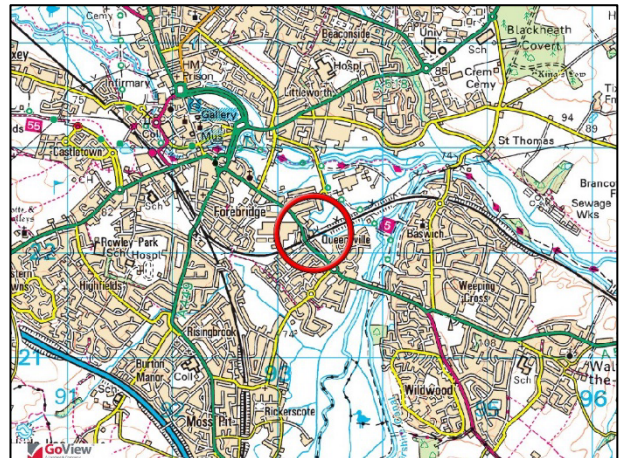
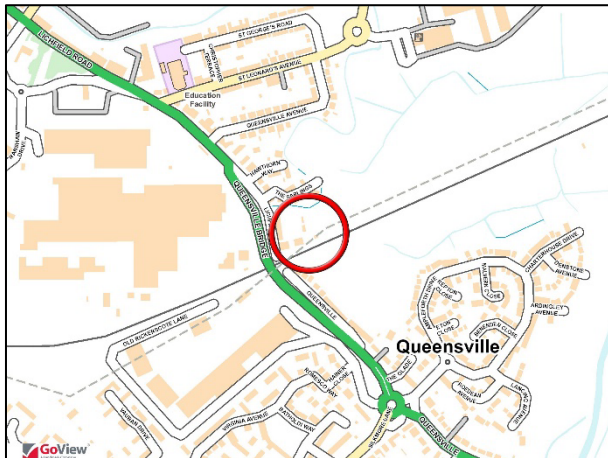




**Refurbished
Warehouse/Industrial Unit
To Let
in
Stafford**



- **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**

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.

HOURS OF USE

For security and insurance purposes, any tenancy would be subject to an hours of use restriction limited to 6.00am to 5.00pm Monday to Friday and Saturday 6.00am to 12.00pm.

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

04.07.2024