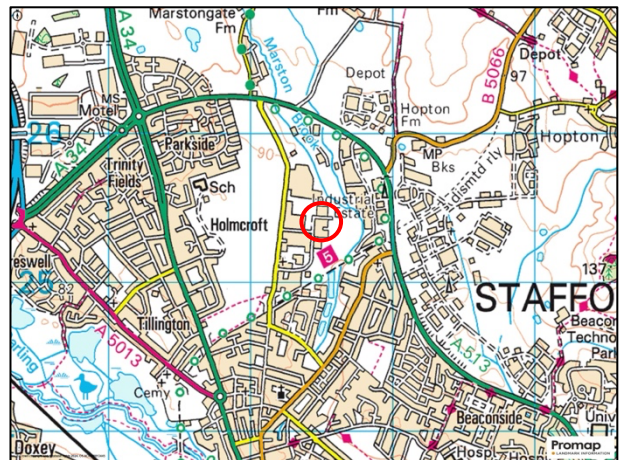
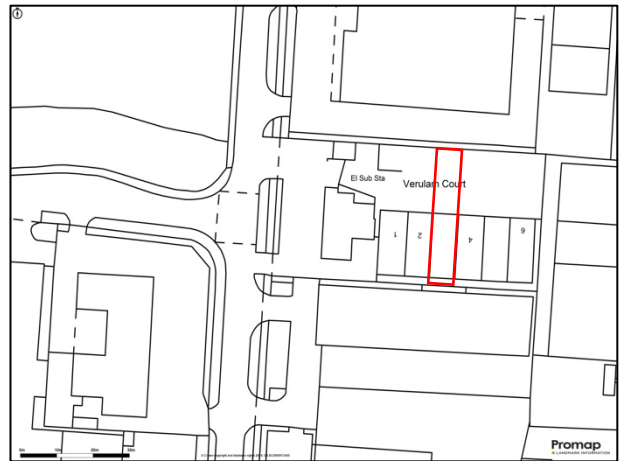




Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 3, Verulam Court, St Albans Road, Stafford, Staffordshire, ST16 3DR.**
- **1,220 sq.ft. (113.34 sq.m.)**
- **Office installed**
- **Three phase power supply**
- **Security shutters fitted**
- **Junction 14, M6 Motorway, only two miles distant**
- **Well-established industrial estate**
- **Early availability**
- **Business rates free subject to tenant qualification**

LOCATION

The premises form part of a development situated on the east side of St Albans Road, close to its junction with Verulam Road and on a well-established industrial estate located approximately one mile north from Stafford town centre. Junction 14 of the M6 Motorway is about one and a half miles distant and 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. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The premises comprise a light industrial/warehouse unit forming part of a terrace of six and are of single-storey steel-frame construction with insulated cavity brick and protected metal sheet clad elevations, roof also in lined coated steel sheeting with translucent panels providing natural lighting and floor in concrete treated with a sealer.

The height to the eaves is 15ft. (4.57m.) and access for loading and unloading purposes is by way of a manually operated roller shutter door 10ft. (3.05m.) wide by 12ft.9ins. (3.89m.) high over a forecourt vehicle parking, circulation and servicing area surfaced in tarmacadam. The accommodation includes an office with a kitchen and W.C. facility.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	WAREHOUSE comprising production/storage area including office, kitchen and WC facilities.	1,220	113.34
TOTAL GROSS FLOOR AREA		1,220	113.34
EXTERNAL tarmacadam surfaced forecourt area providing parking space.			

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 currently assessed at £8,100 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 121 within Band E. A full certificate and recommendations report will be provided on request.

TERMS

The unit is available on a new full repairing lease basis for a term to be agreed at a rental of **£9,150** 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 cost thereof. A service charge applies to cover the external areas. VAT is not 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/3509

06.07.2024