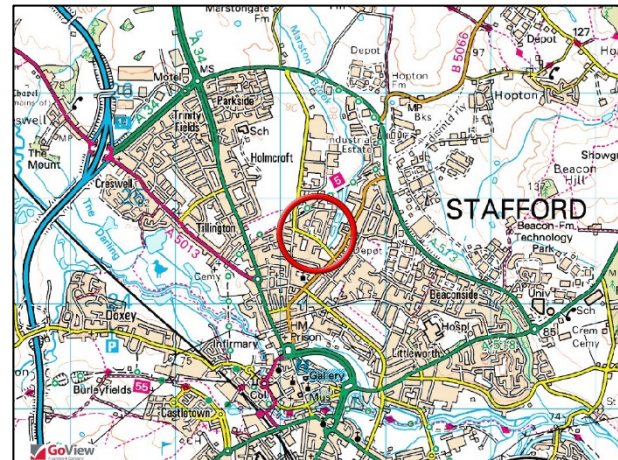
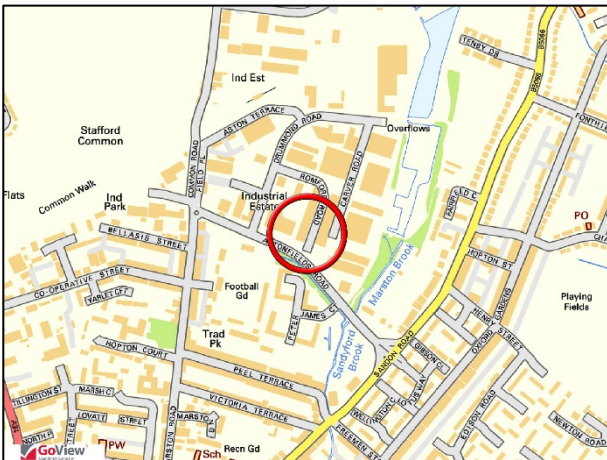




**Freehold
Warehouse/Industrial Units
For Sale
in
Stafford**



- **Units No. 6 & 7, Romford Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3DZ**
- **4,320 sq.ft. (401.34 sq.m.)**
- **Additional mezzanine floorspace**
- **Well-established industrial estate**
- **Originally two units now combined**
- **Opportunity for purchaser to reinstate for separate lettings**
- **Infrequent opportunity to purchase freehold**
- **Two miles from Junction 14, M6 Motorway**
- **Available in January 2025**

LOCATION

The units are situated on a well-established industrial estate on the west side of 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 premises consist of two warehouse/industrial units forming part of a terrace of eight and are of single-storey steel frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roofs 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 two manually operated roller shutter doors 12ft. (3.28m) wide by 13ft. (3.96m) high over a surfaced forecourt.

The two units have been historically combined and partitioned to provide various work areas and mezzanine storage space, require refurbishment and would be suitable for a wide variety of warehousing or manufacturing purposes with the availability offering a purchaser an ideal opportunity to either occupy for operational purposes or, alternatively, to separate back to the original format for letting to create two income producing investments.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehouse/production areas with partitioning offices and male and female WC facilities in each unit.	4,320	401.34
MEZZANINE	Storage	-	-
TOTAL GROSS FLOOR AREA		4,320	401.34
EXTERNAL forecourt area surfaced in tarmacadam providing vehicle parking and loading facilities.			

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £20,250 from April 2023. 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 for this property is currently in the course of preparation. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£330,000** are invited for the benefit of the freehold interest. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT.

VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendors' solicitors during the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5501

18.10.2024