

TO LET

UNIT 9&10 BROOKMEAD INDUSTRIAL ESTATE
TELFORD DRIVE, STAFFORD ST16 3ST



INDUSTRIAL/WAREHOUSE PREMISES
26,989 sq ft (2,507.28 sq m) (Approx. Total Gross Internal Area)

- Established industrial area
- Accessible location - J14 M6 Motorway within 2 miles
- Yard / Parking
- Roller Shutter Loading

LOCATION

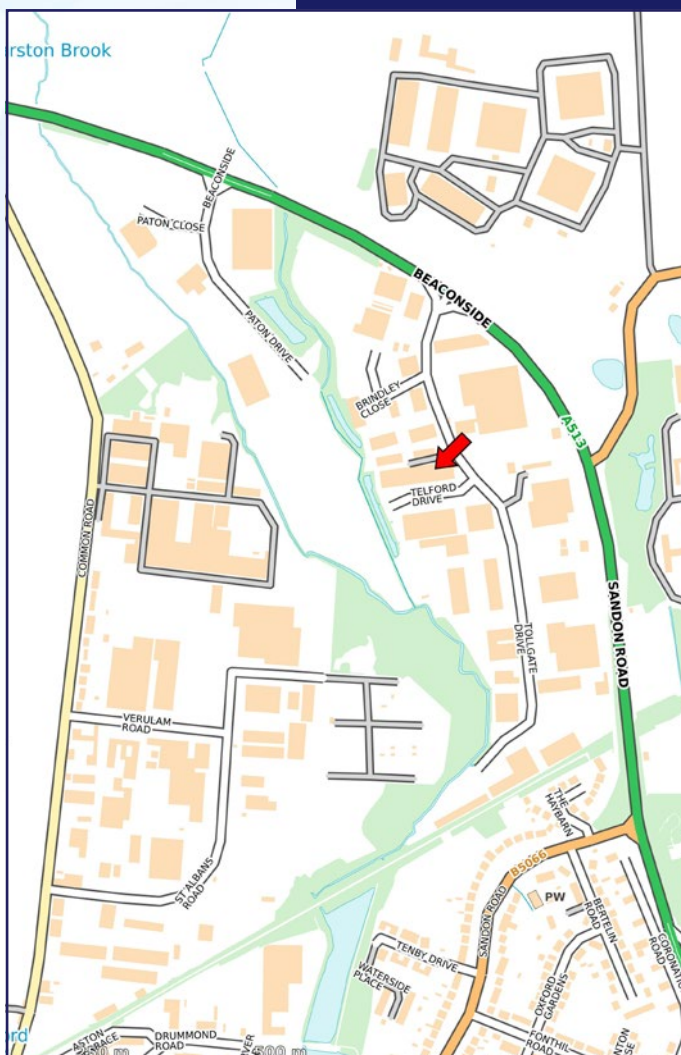
The premises are situated on the Brookmead Industrial Estate, accessed via the A513 trunk road and Tollgate Road. Brookmead Industrial Estate forms part of an established industrial area situated 1½ miles north of Stafford Town Centre. Junction 14 of the M6 Motorway is within 2 miles.

DESCRIPTION

The property comprises two interlinked warehouse / industrial units forming part of Brookmead Industrial estate within an established employment area in Stafford. Features include:

- Steel portal frame construction.
- Profile metal cladding to roof and external elevations.
- Eaves height approximately 5.5m.
- Roller shutter access doors.
- Concrete loading apron and dedicated car parking.
- Integral office block including w.c facilities.
- Unit 9 benefits from a secure yard area to the side.

POSTCODE: ST16 3ST



ACCOMMODATION

	SQ M	SQ FT
Unit 9&10	2,507.28	26,989

RATEABLE VALUES

The units need to be separately assessed for rating purposes. Further details from the agent.

EPC

EPC Rating (E) 124

TENURE

The units are available on a new full repairing and insuring lease for a term of years to be agreed.

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

RENT

£202,500 per annum.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: ST1230 Date: 09/25

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