

TO LET

UNIT 10, 12, 27/28 MOORFIELDS INDUSTRIAL ESTATE
NEWCASTLE ROAD, COTES HEATH, STAFFORDSHIRE ST21 6QY



INDUSTRIAL / WAREHOUSE PREMISES

1,289 - 3,655 sq ft (119.75 - 340.48 sq m)

(Approx. Total Gross Internal Area)

- Established industrial estate with gated secure access
- Within 5 miles of J15 M6 motorway
- Ground level shutter door access,
- 3 Phase power
- 5m to 7.5m internal height

LOCATION

Moorfields Industrial Estate is a well established business park location, situated between Stoke-on-Trent, Stone and Stafford offering excellent road links to the A500, the A50 and J14 and J15 of the M6 motorway and the surrounding routes.

The main entrance to the estate is on Newcastle Road (A519), which connects to the A51 and leads to J15 of the M6 just 4.8 miles to the north.

Stone is located less than 10 minutes away south west of the estate and offers excellent amenities including Stone Train Station, shops, cafes/restaurants, Starbucks Drive Thru, an M&S Simply Food, ALDI and Morrisons supermarket.

DESCRIPTION

The estate totals 16.6 acres and comprises a range of multi-let terraced industrial units and industrial open storage areas. The units are of steel portal frame construction with blockwork walls and profile clad elevations. They include an office area with kitchen and WC.

UNIT 10



UNIT 27/28



ACCOMMODATION

	SQ M	SQ FT
Unit 10	119.75	1,289
Unit 12	184.5	1,986
Unit 27/28	340.48	3,665

TENURE

A new full repairing and insuring lease is available.

PLANNING

Interested parties to make their own enquiries to Stafford Borough Council Planning Department.

RENT

POA.

BUSINESS RATES

Further information from the agents. Occupants should enquire with Stafford Borough Council..

EPC

EPC Rating:

Unit 10 - D (100)

Unit 12 - D (96)

Unit 27/28 - D (85)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

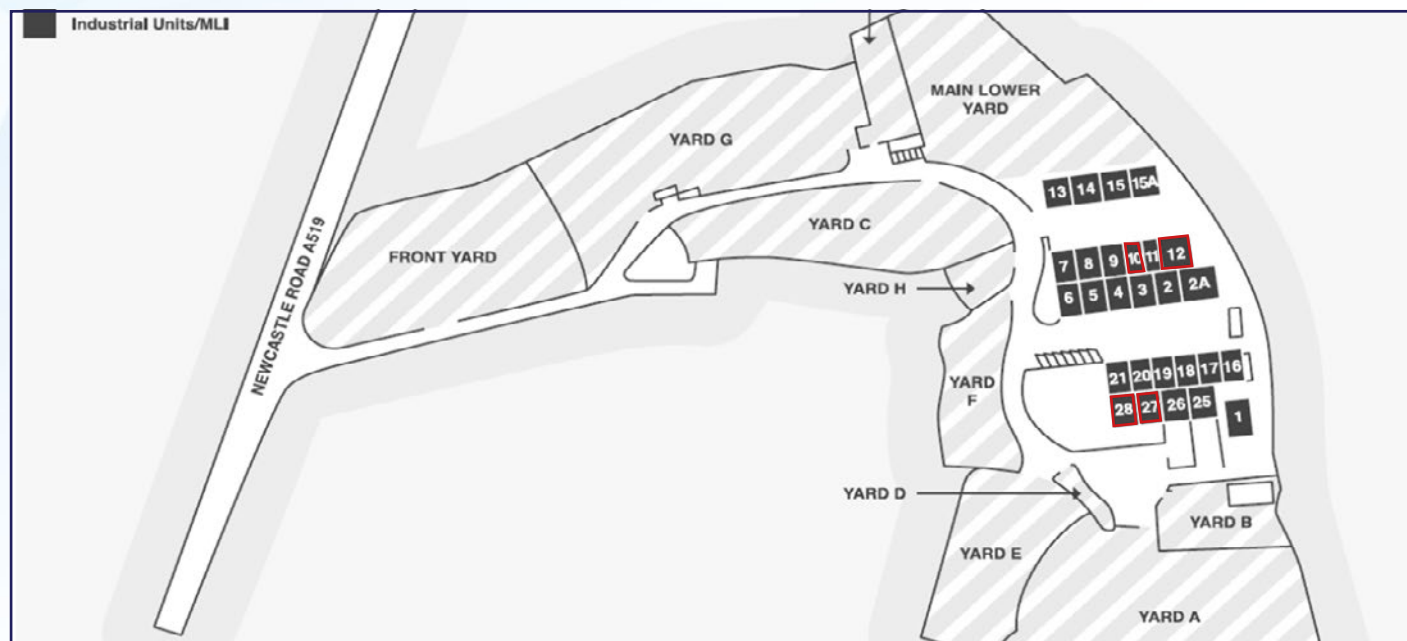
Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1298 Date: 02/26

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