

TO LET

Units A B & C Dorrington Drive
(Off Common Road)
Stafford
ST16 3BF

£37,500 per year
5559.56 sqft / 516.50 sqm
Office, Industrial



Two storey office block together with adjoining workshop/warehouse and yard.

Suitable for a variety of office/commercial uses.

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
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0121 444 8626

Regulated by RICS

Location

The property is located on Dorrington Drive at its junction with Common Road and Marston Road approx. one mile to the north of Stafford town centre in an established commercial/residential area.

Accommodation

Ground floor offices:

Six room from 130 sq.ft. (12 sq.m.) to 600 sq.ft. (55.7 sq.m)

Total of 1596 sq.ft (148.3 sq.m.)

First floor offices:

Seven rooms (one currently used as a canteen) ranging from 50 sq.ft. (5.6 sq.m.) to 503 sq.ft (46.7 sq.m.)

Total of 1430 sq.ft.

Toilets are located on both the ground and first floors. There is a kitchen on the first floor.

Workshop/warehouse - 1400 sq.ft. (130 sq.m.)

Kitchen/restroom - 289 sq.ft. (26.8 sq.m.)

Ancillary/storage - 845 sq.ft. (157 sq.m.)

Total gross internal area of the property is 5847 sq.ft. (543.2 sq.m.)

Externally there is a tarmacadam surfaced yard/car park with access from Dorrington Drive and providing approx. 27 marked spaces.

Terms

The property is available to let on new lease for a term of 3 years or multiple thereof, on a tenants full repairing and insuring basis at an initial rent of £37,500 per annum exclusive of rates, VAT and other outgoings.

Rateable value

The property is currently assessed at RV £30,000.

General rate poundage 2017/2018 - 47.9p.

Services

We are advised that mains gas, water, electricity and drainage are connected to the property although these have not been tested.

Blower heaters are installed to the workshop/warehouse and gas central heating is installed to the offices.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913
pburnett@chiverscommercial.co.uk

Costs

Each party will be responsible for their own legal/other costs in the transaction.

VAT

All figures quoted are exclusive of VAT which will be added as required.

Misdescription act

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

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