



**RENT**  
**from £22,150**  
(per unit per annum)



**SERVICE CHARGE**  
**£TBC**



**EPC RATING**  
**E**



## **Units 5-8 Brookmead Industrial Estate**

**Telford Drive, Stafford, ST16 3ST**

Industrial / Warehouse | Leasehold | Units From 3,255 sq ft to 13,134 sq ft



# **TO LET**



## 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 premises comprise a terrace of modern industrial/warehouse units within an established industrial area and are available as individual units or combined.

Each unit is of steel portal frame construction with profile metal cladding to the roof and external elevations and roller shutter access doors. Eaves height is approximately 5.5m. Internally, the units have an integral office block including WC facilities.

Externally there is a concrete loading apron and dedicated parking spaces. In addition, Unit 8 has a secure compounds to the side.

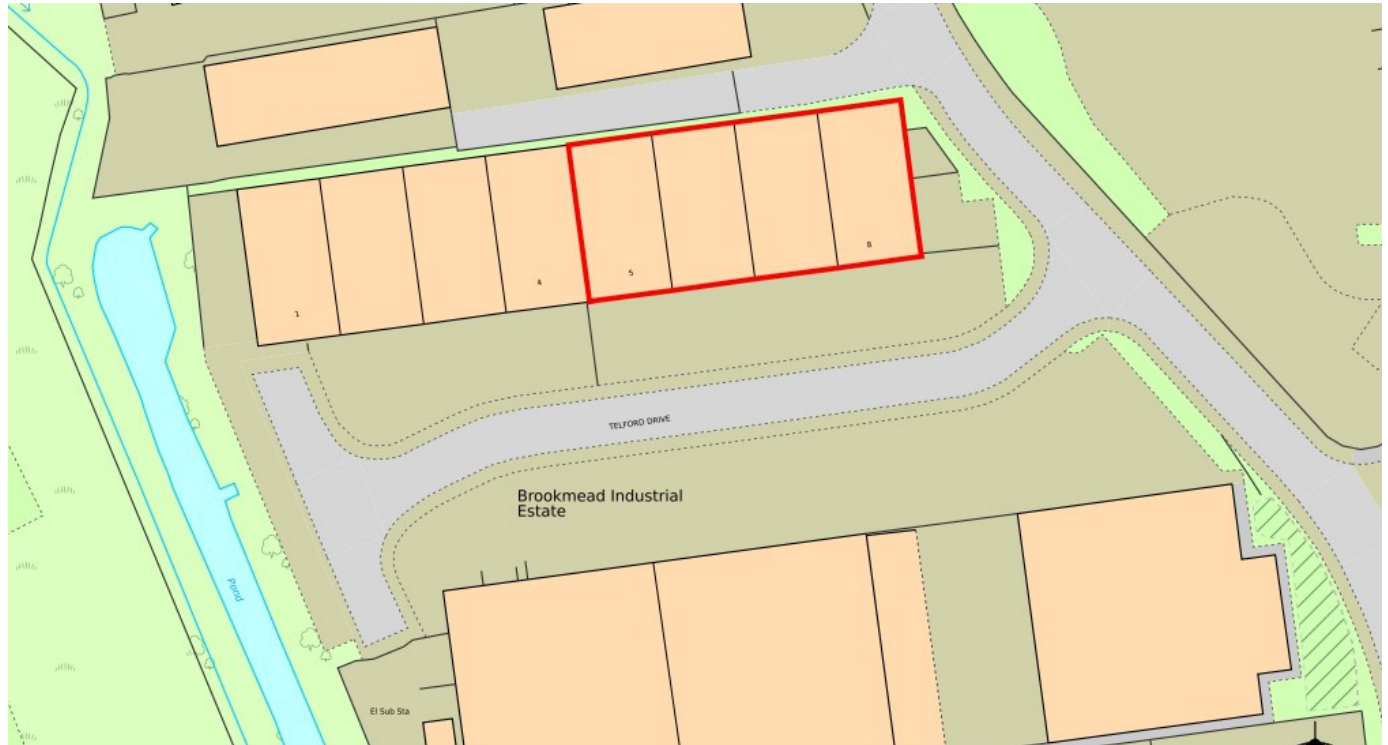
The units are available individually or combined.



## Accommodation

The accommodation has been measured on a Gross Internal Area, comprising the following.

Unit	Sq Ft	Sq M	£ Rent (p.a. Exclusive)
Unit 5	3,305	307.03	£22,310
Unit 6	3,281	304.80	£22,150
Unit 7	3,293	305.91	£22,250
Unit 8	3,255	302.40	£24,500
<b>Total</b>	<b>13,134</b>	<b>1,220.14</b>	



## Amenities



Approx 5.5m Eaves



Roller Shutter  
Access Doors



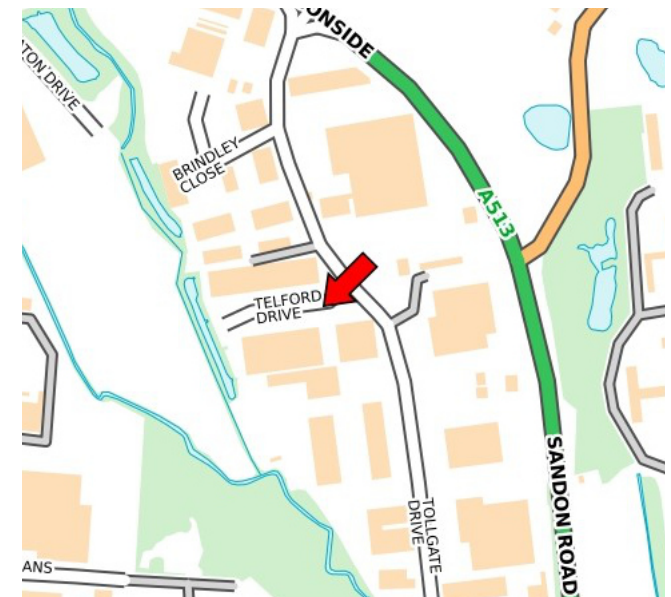
J14, M6 within 2  
Miles



Secure Yard  
Unit 8



Dedicated Parking







## Further information



### Lease Terms

The units are available by way of new full repairing and insuring lease(s) on terms to be agreed.

### Tenure

Leasehold.

### Rateable Values

Unit 5: RV £17,250

Unit 6: RV £17,250

Units 7 & 8 will need to be separately assessed.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

Electricity, water and drainage services are believed to be connected to the property. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### EPC

The EPC rating is E: 124

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

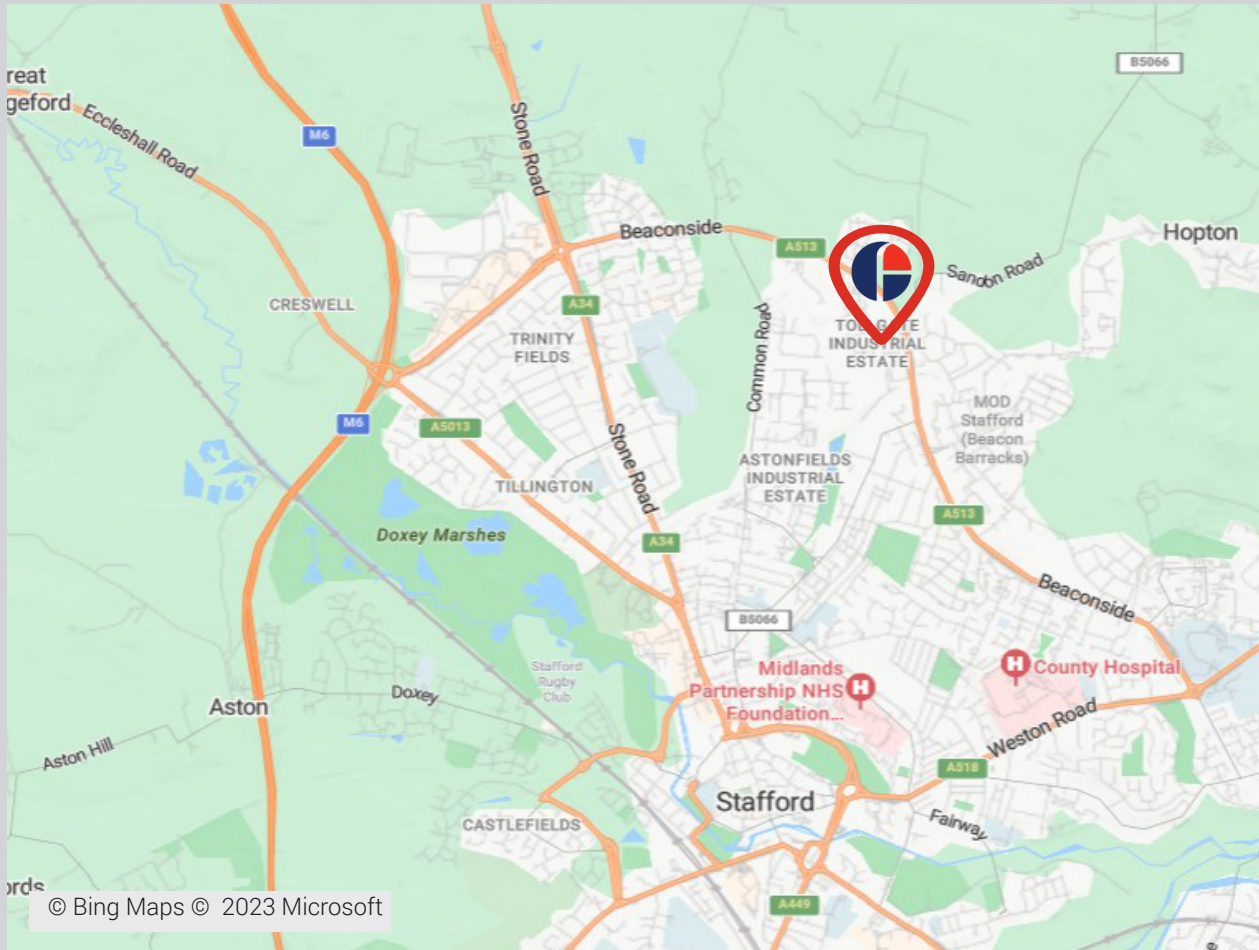
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# Units 5-8 Brookmead Industrial Estate, Stafford, ST16 3ST



## Approximate Travel Distances



### Locations

- Stafford - 2 miles
- Stoke-on-Trent - 15 miles
- Birmingham - 28 miles



### Nearest Station

- Stafford Train Station - 2.2 miles



### Nearest Airport

- Birmingham Airport - 34 miles



## Viewings



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Particulars dated February 2024. Photographs dated January 2024.