

Units 1-4 Brookmead Industrial Estate

Telford Drive, Stafford, ST16 3ST

Leasehold
Industrial / Warehouse

13,169 Sq Ft (1,223.40 Sq M)



To Let | £92,500 per annum



Key information



Rent
£92,500
per annum



Rateable value
To Be Reassessed



Service Charge
£TBC



EPC Rating
Unit 1 - D:93
Units 2-4 - D:86

Description

The premises comprise four interlinked units forming part of a terrace of modern industrial/warehouse units within an established industrial area.

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 1 has a secure compound to the side.

Units 2-4 are currently combined with partial dividing wall to Unit 1. It would be possible to let units individually subject to division works.

Amenities



Approx. 5.5m
Eaves



Roller Shutter
Access Doors



J14, M6
within 2 miles



Secure Yard
Unit 1



Dedicated
Parking

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.

Address: Brookmead Industrial Estate, Telford Drive, Stafford, ST16 3ST

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Locations

Stafford: 2 miles

Stoke-on-Trent: 15 miles

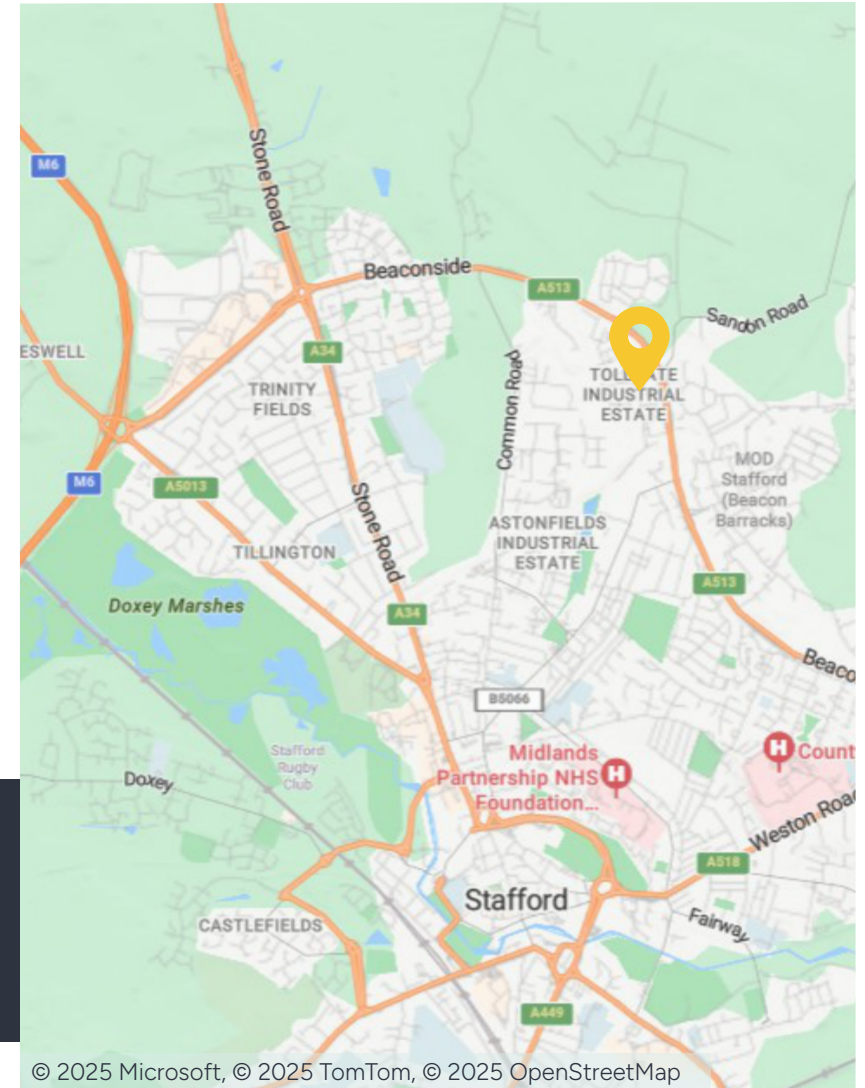
Birmingham: 28 miles

Nearest station

Stafford Train Station: 2.2 miles

Nearest airport

Birmingham Airport: 34 miles



Further information

Rent

£92,500 per annum.

Tenure

Leasehold.

Lease Terms

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

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

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



Further information

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.

EPC

The EPC ratings are@

Unit 1 - D:93

Units 2 to 4 - D:86

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

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.

Viewings



Accommodation

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

Unit	Sq Ft	Sq M
Units 1 -4	13,169	1,223.40
Individual units comprise approximately 3,300 sq ft (306.57 sq m).		



Contact us



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Particulars dated July 2025. Photographs dated January 2024.



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