

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN STORAGE UNIT OCCUPYING A PRIME LOCATION CLOSE TO JUNCTION 13 - M6 MOTORWAY



**UNIT 12 DUNSTON  
DAIRY FARM**

**DUNSTON**

**STAFFORD**

**STAFFORDSHIRE**

**ST18 9AB**

- Modern storage unit extending to approx. 3,000 sqft (279 sqm) with integral office and WC.
- Versatile open plan accommodation having electrically operated roller shutter loading door, overhead lighting and 3-phase electricity supply.
- Prime location a short distance from Junction 13 –M6 Motorway and 3 miles south of Stafford Town Centre.
- Suitable for a variety of uses (subject to planning) with 24 hr access.
- Available To Let on a new Lease. Rent: **£22,500** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prime location just off the main A449 Stafford Road close to Junction 13 of the M6 Motorway and 3 miles south of Stafford Town Centre.

Stafford is the County town and principle administrative centre of Staffordshire located approx. 18 miles south of Stoke-on-Trent (via M6), 22 miles north east of Telford (via A518) and 29 miles northwest of Birmingham (via M6). Stafford supports a range of amenities and has a main line railway station with regular services to London Euston.

## Description

The premises form part of terrace block of modern storage units, providing approximately 3,000 sqft (279 sqm) of storage/warehouse accommodation having an eaves height of approx. 4.5 metres.

Unit 12 has the benefit of electrically operated roller shutter loading door, overhead lighting and 3 phase electricity supply. The unit also provides an integral office and WC with forecourt parking.

## Accommodation

	SQFT	SQM
Unit 12	3,000	279

## Services (Not Checked or Tested)

It is understood that mains water, drainage and electricity services (including 3 phase) are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

The Lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Rent

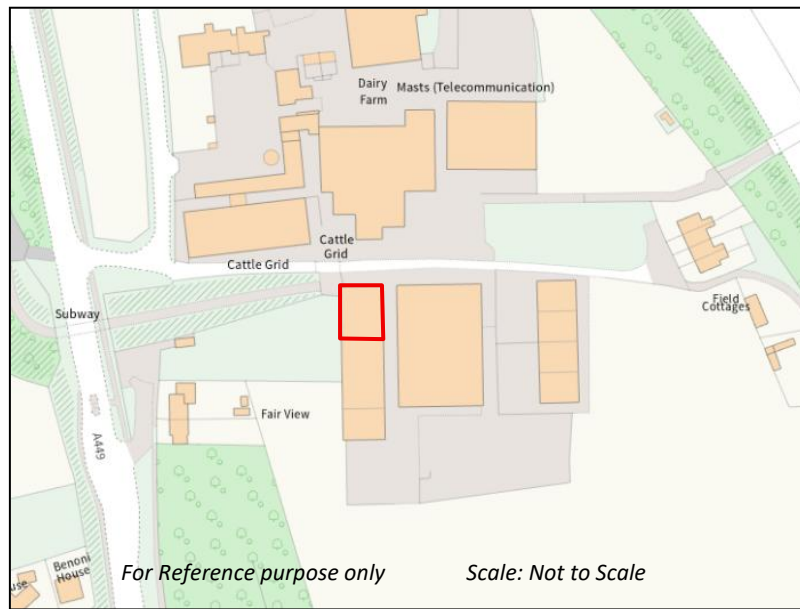
**£22,500** per annum exclusive, payable monthly in advance.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Warehouse and premises  
Rateable Value – £16,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



## Energy Performance Rating

To Be Confirmed.

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, Wolverhampton, WV8 1PX. Tel: 01902 696000.

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2025

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

## Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

## 4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."