

**fisher
german**

Units 9 & 10 Brookmead Industrial Estate

Telford Drive, Stafford, ST16 3ST

Leasehold
Industrial / Warehouse

26,989 Sq Ft (2,507.28 Sq M)



To Let | £202,500 per annum



Key information



Rent

£7.50 per sq ft



Rateable value

To Be Reassessed



Service Charge

£0.22 per sq ft



EPC Rating

To Be Provided

Description

The property comprises two interlinked warehouse / industrial units forming part of Brookmead Industrial estate within an established employment area in Stafford.

Constructed of steel portal frame with profile metal cladding to the roof and external elevations with roller shutter access doors and an eaves height of approximately 5.5 metres to underside of haunch. Integral office accommodation over two floors to both units including WC and staff welfare facilities.

Externally there is a concrete loading apron and dedicated parking spaces. In addition, Unit 9 has a secure compound to the side of the building.

Amenities



Approx. 5.5m
Eaves



Roller Shutter
Access Doors



J14, M6
within 2 miles



Secure Yard
Unit 9



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

What3words: [///chef.debit.tools](https://www.what3words.com////chef.debit.tools)

Locations

Stafford: 2 miles

Stoke-on-Trent: 15 miles

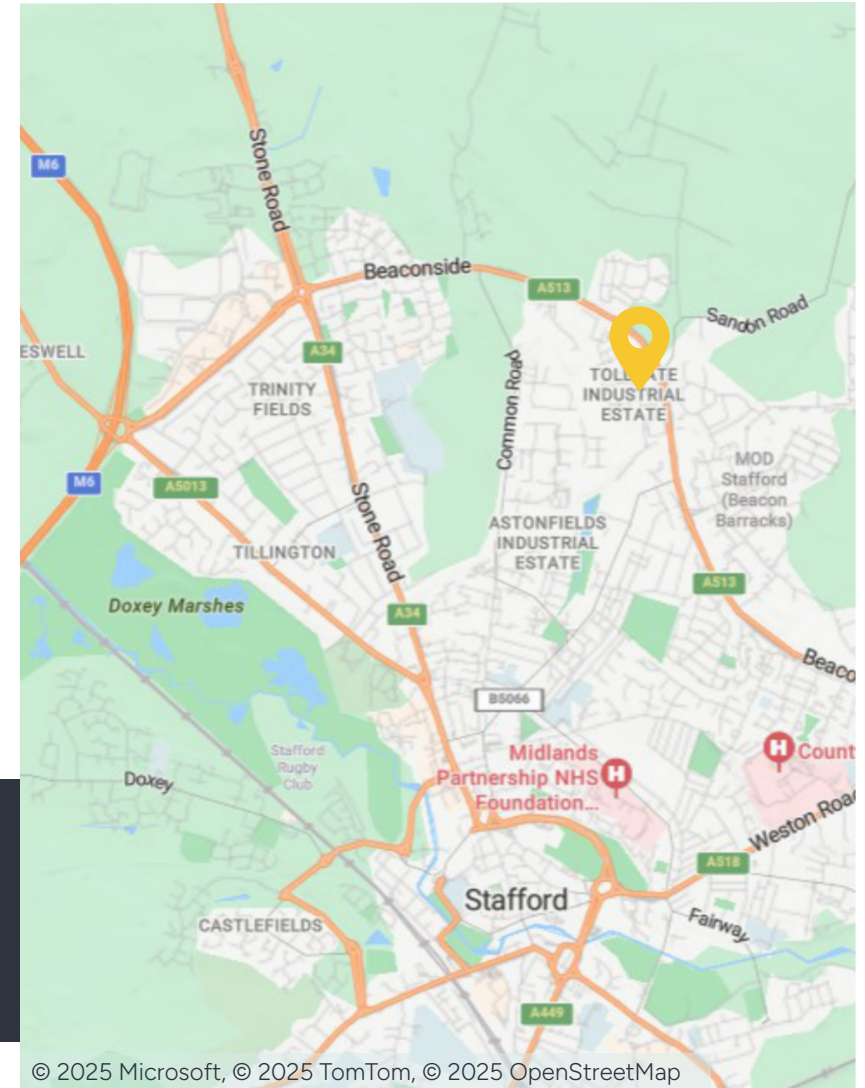
Birmingham: 28 miles

Nearest station

Stafford Train Station: 2.2 miles

Nearest airport

Birmingham Airport: 34 miles



Further information

Rent

£202,500 per annum.

Tenure

Leasehold.

Lease Terms

The premises are available by way of new full repairing and insuring lease 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.

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 is to be provided.

Service Charge

A service charge is payable in respect of the upkeep of the common parts. This currently stands at £0.22 per sq ft.

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

Strictly by prior arrangement with the joint agents.

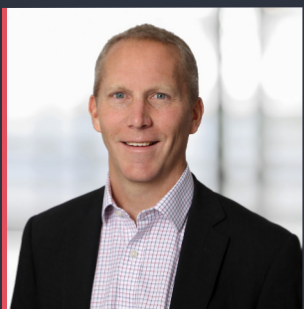
Accommodation

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

Unit	Sq Ft	Sq M
Units 9 & 10	26,989	2,507.28



Contact us



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Marcus Baumber

0161 214 4694

marcus.baumber@fishergerman.co.uk



Or our joint agents: Harris Lamb

Mike Burr / Andrew Groves

01782 272555

mike.burr@harrislamb.com / andrew.groves@harrislamb.com

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated August 2025..



This brochure is fully recyclable