



RORY MACK

ASSOCIATES

**UNITS 1-4 (PLOT R3A),
NORTHAMPTON COURT,
BEACON WAY, STAFFORD,
STAFFORDSHIRE, ST18 0DG**

**TO LET
FROM
£26,500 PAX**

- Four Trade Counter Warehouse units available May 2025 (Two available)
- Units from: 2,381 sq ft (221 sq m) to 10,799 sq ft (1,003 sq m) GIA
- Portal framed units with 6.3 meters (20 feet) to eaves
- Secure site with 36 on-site car parking spaces
- Forming part of expanding Business Park in Stafford



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GENERAL DESCRIPTION

A brand-new Portal framed structure subdivided into four self-contained trade counter/storage units available to let individually or collectively depending on an occupier's requirements. The units are constructed to a high standard with part masonry and insulated metal profile clad elevations punctuated with glazed entrance doors and electrically operated roller shutter doors with 4.5 meters clearance. The building is positioned towards the rear of the site, overlooking the roundabout junction, to the front of which is a large, shared yard area offering circulation space for HGVs and 36 marked car parking spaces.

LOCATION

Beacon Business Park is located within 2 miles of Stafford town centre in Staffordshire and is a modern and fast evolving business park supporting a wide range of commercial occupiers ranging from warehouse operators, manufacturers, healthcare, retail and leisure operatives. Beacon Business Park is situated just off the A518 which providing direct access to Stafford town centre. Junction 14 of the M6 motorway is approximately 4 miles distant.

BUSINESS RATES

The units are yet to be assessed. Rateable Values within the adjacent Simwood Court development are based on a rate of £78 per sq m which if applied to the floor areas (disregarding the mezzanine areas), would generate the following (approximate) assessments:

Unit 1:	£26,000
Unit 2:	£17,000
Unit 3:	£17,000
Unit 4:	£17,000

RENTALS

Unit 1:	LET
Unit 2:	£26,500 pax
Unit 3:	£26,500 pax
Unit 4:	LET

Note: If mezzanine floors are requested an additional amount of rent will be added to the above figures.

VAT

The rent is subject to VAT.

ACCOMMODATION

	Grd Floor	Mezz Floor
Unit 1: (LET)	3,607 sq ft (335.2 sq m)	2,164 sq ft
Unit 2:	2,385 sq ft (221.6 sq m)	1,431 sq ft
Unit 3:	2,381 sq ft (221.3 sq m)	1,428 sq ft
Unit 4:(LET)	2,426 sq ft (225.5 sq m)	1,455 sq ft
Total:	10,799 sq ft (1,003.6 sq m)	6,475 sq ft

The above floor areas are based on a measured survey of the units (as built) and differ slightly from the attached plans.

Note: planning permission has been granted to install mezzanine floors which will increase the overall floor area of each unit by 60%. Subject to further negotiations mezzanine floors can be installed if required.

SERVICES

Mains water, drainage and 3-phase electricity installed.

TENURE

Units are available by way of new Full Repairing and Insuring leases (by way of service charge) for a term of years to be agreed, subject to rent reviews every three years and with each party paying their own legal fees.

PLANNING PERMISSION

Consent for the development is permitted by Stafford Borough Council (Application No: 20/33524/FUL) and enables the units to be used for B8 (storage and distribution) with trade counter and E(g) (offices, research & development and industrial processes) which can be carried out in a residential area without detriment to its amenity.

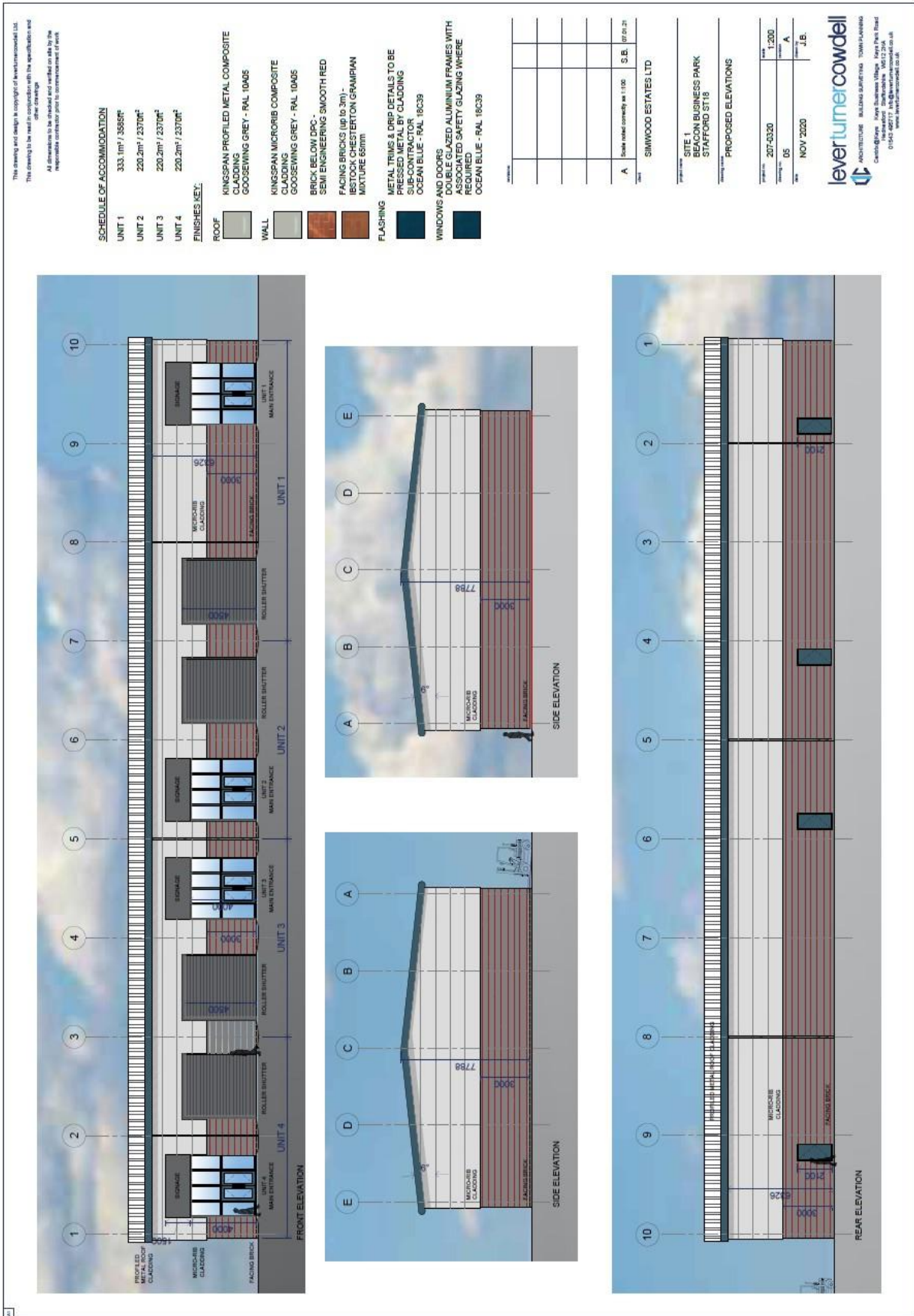
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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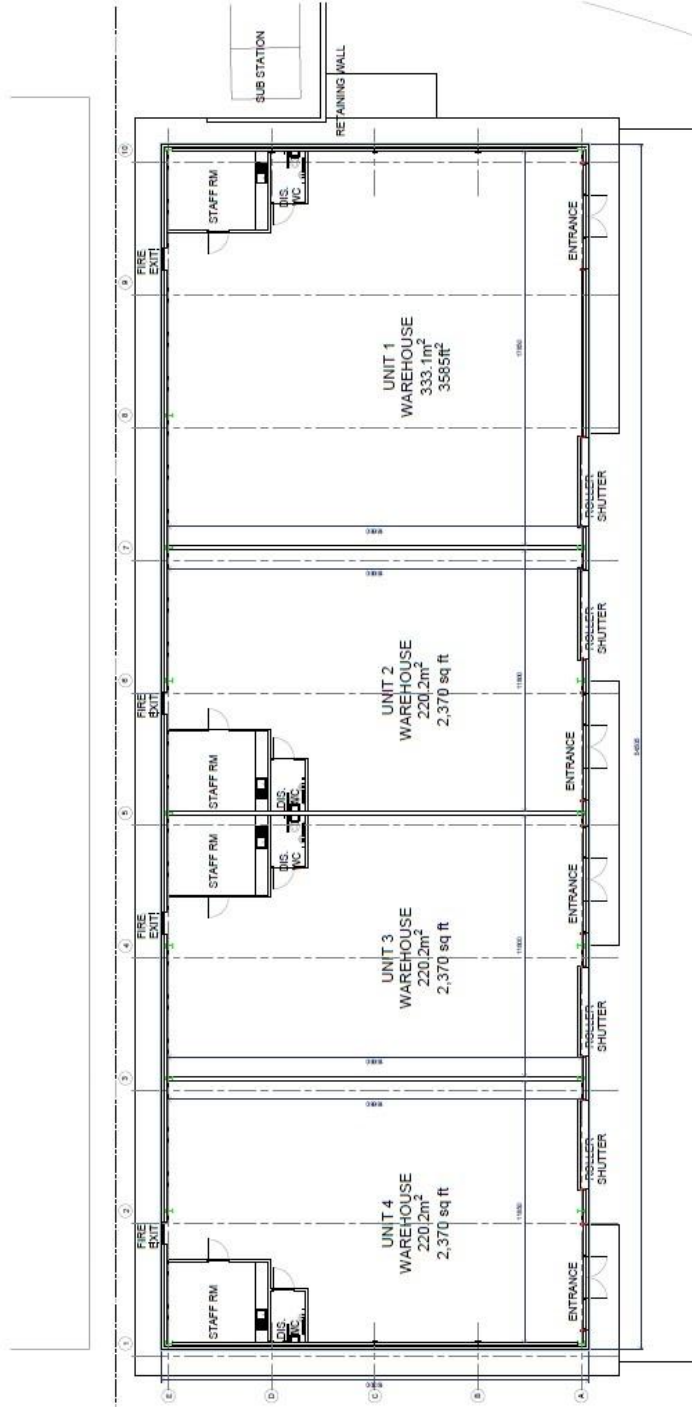
STAFFORD, STAFFORDSHIRE,

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 This drawing to be read in conjunction with the specifications and
 All dimensions to be checked and confirmed on site by the
 responsible contractor prior to commencement of work.

SCHEDULE OF ACCOMMODATION

UNIT 1	333.1m ² / 3585ft ²
UNIT 2	220.2m ² / 2370ft ²
UNIT 3	220.2m ² / 2370ft ²
UNIT 4	220.2m ² / 2370ft ²
TOTAL	993.7m² / 10,655ft²



Scale	Scale shown courtesy of 1:100	S.B.	07.02.21
Client	SIMWOOD ESTATES LTD		
Site	SITE 1 BEACON BUSINESS PARK STAFFORD ST18		
Proposed Plans			

Project No.	2017-0320	Scale	1:100
Revision No.	04	Author	A
Date	NOV 2020	Check	J.B.

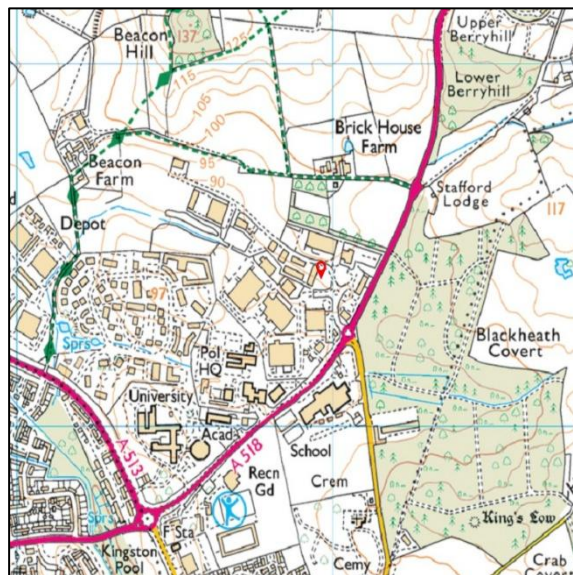
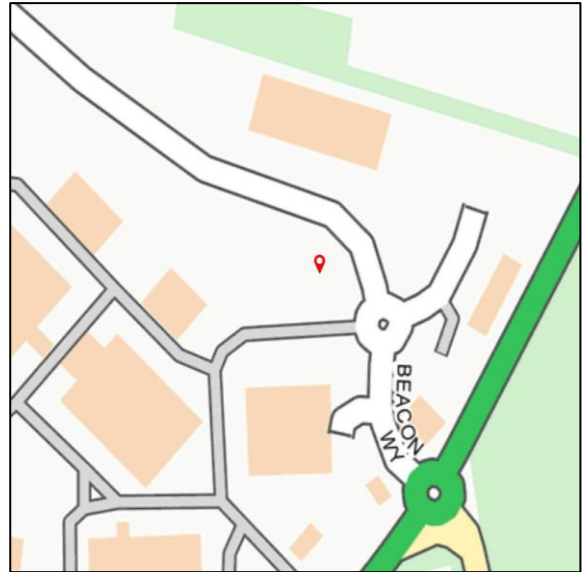
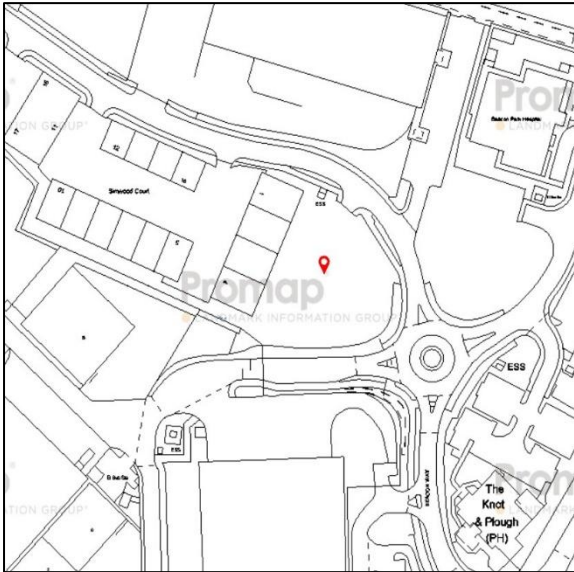
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements