

TO LET

TSR

TOWLER SHAW ROBERTS

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



**UNITS 19 & 20
DUNSTON FARM
DUNSTON
STAFFORD
STAFFORDSHIRE
ST18 9AB**

- Modern storage units, each extending to approx. 2,000 sqft (185.8 sqm) secure yard/loading facilities.
- Versatile open plan accommodation having roller shutter loading door, overhead lighting and 3-phase electricity supply, and being deemed suitable for a variety of uses (subject to planning) with 24 hr access.
- Prime location within 0.25 miles of Junction 13 –M6 Motorway and 3 miles south of Stafford Town Centre.
- Available To Let on a new Lease as a whole or two separate units. Rent: £16,000 per annum per unit/£32,000 per annum as a whole.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The properties occupy a prime location just off the main A449 Stafford Road approximately 0.25 miles from 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 a complex of steel frame former agricultural/storage buildings and comprise two newly refurbished storage units, each extending to approximately 2,000 sqft (185.8 sqm) with an eaves height of approx. 4.5 metres.

The premises have the benefit of roller shutter loading door, overhead lighting and 3 phase electricity supply. The unit also has the benefit of secure yard and loading facilities, and 24-hour access.

Accommodation

	SQFT	SQM
Unit 19	2,000	185.8
Unit 20	2,000	185.8

Services (Not Checked or Tested)

It is understood that mains water 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 as a whole or as two separate units 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

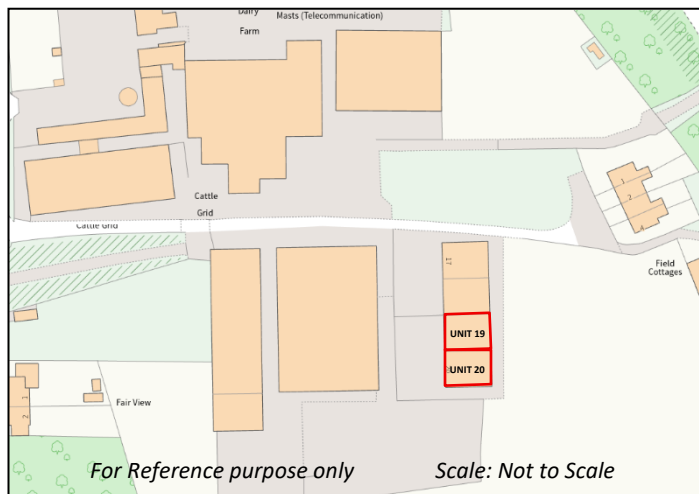
Unit 19: £16,000 per annum exclusive.

Unit 20: £16,000 per annum exclusive.

Whole: £32,000 per annum exclusive

Energy Performance Rating

The properties are exempt for EPC rating purposes.



Business Rates

Details available upon request.

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 properties.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2026

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 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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