

RORY MACK

ASSOCIATES



Unit 16, Beacon Business Park, Stafford, Staffordshire, ST18 0DG

TO LET
£17,750 PAX

- Modern Industrial/Warehouse Unit
- High Spec Unit with 6 meters to eaves (B1/B2/B8)
- Unit 16: 2,119 sq ft (GIA).
- Excellent road connections with direct access to A518
- EPC: 26 (Band B)



**Unit 16 Simwood Court
Beacon Business Park
Stafford, Staffordshire
ST18 0DG**

GENERAL DESCRIPTION

A prestigious development of industrial/warehouse units of portal frame design with 6 meters to eaves with attractive brick and profile clad elevations and pitched profile clad roof surfaces. The units are finished to a high standard with electric roller shutter access and onsite parking fronting the units. The unit comprises a front office with large open plan warehouse plus welfare facilities. The property benefits from 3 phase electricity, double glazed windows and air conditioning to the office area, four set parking spaces plus additional space in front of the unit plus an EV charging point.

LOCATION

The site has extensive frontage to Beacon Way and forms part of the new and popular Beacon Business Park, accessed directly off Weston Road (A518), adjacent to the Technology Park. Beacon Business Park is approx. 1 ½ mile to the east of Stafford town centre and has excellent road connections with access to Junction 14 (4.2 miles) of the M6 via the A513/A34 and Junction 13 (5 miles) via A518/A449.

SERVICES

Mains, water, drainage and 3-phase (80 Amps per phase) electricity is connected. LED internal strip lights are also installed in the warehouse space.

PLANNING

The units have consent to be used for:

- B1 - Light Industrial
- B2 – General Industrial
- B8 – Storage / Distribution

VAT

Rents are subject to VAT at the prevailing rate.

TENURE

The units are available by way of Full Repairing and Insuring leases, by way of service charge which will cover the cost of repairing and maintaining landscaped and service yard areas.

BUSINESS RATES

Rateable Value: £15,250

Rates Payable: £6,588 pa (26/27)

ACCOMMODATION

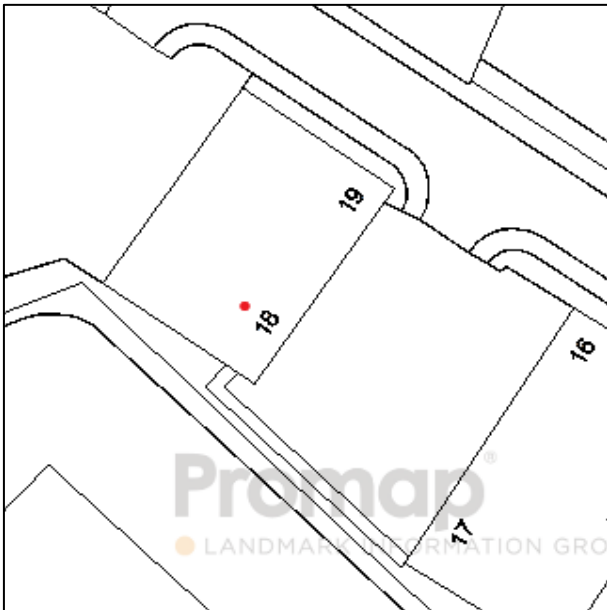
GIA: 2,119 sq ft

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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OFFICE

37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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