



**Stafford 475, Distribution Centre, Acton Gate, Stafford, ST18 9AR**  
Preliminary Details - Modern Cross Docked Warehouse next to J13 M6 475,000 sq ft

**Summary**

|                       |                                |
|-----------------------|--------------------------------|
| <b>Tenure</b>         | To Let                         |
| <b>Available Size</b> | 474,593 sq ft / 44,091.13 sq m |
| <b>Rates Payable</b>  | £3.44 per sq ft                |
| <b>Rateable Value</b> | £2,940,000                     |
| <b>EPC Rating</b>     | Upon enquiry                   |

**Key Points**

- Immediately adjacent to J13 M6 Motorway
- Cross Docked
- 12m eaves height
- 46 dock level access doors & 6 ground level
- Sprinklered warehouse (part in rack)
- New LED lighting
- Racking in place

## Description

The premises is a Cross Docked warehouse situated next to junction 13 of the M6 Motorway. Salient details include the following specification;

- Cross Docked
- 46 dock level access doors
- 6 ground level access doors
- 12m eaves height
- Sprinklered warehouse (part in rack)
- New LED lighting
- 3 storey main office accommodation plus dispatch offices
- Staff and welfare facilities
- 360 degree circulation
- 40m and 50m yards
- 180 HGV parking area (up to 100m depth)
- 500 car spaces
- VMU
- Gatehouse

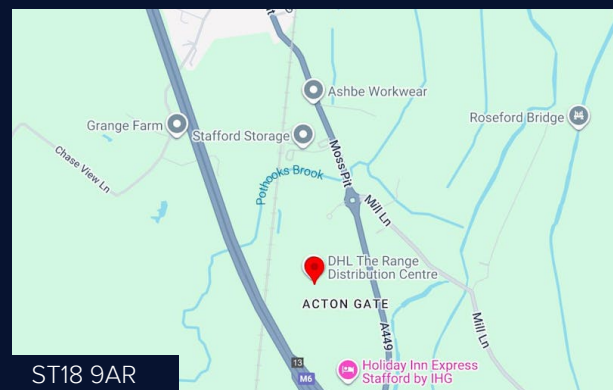
## Location

Acton Gate is prominently located next to J13 M6 motorway off the A449, approximately 2 miles south of Stafford. The site has immediate access to the M6 via J13 (Dunston Interchange) and the A449, which in turn offers direct routes to the national motorway network (M6/M5/M6 Toll/M40/A5 via nearby links). This is the site's primary advantage for freight and distribution. Stafford is located 28 miles north of Birmingham and 58 miles south of Manchester. The site offers excellent local amenity close to Stafford Train Station, town centre and an abundance of residential areas – offering great access to labour. Stafford station is a major rail hub on the West Coast Mainline connecting London to the North West and Scotland. Stafford to London is only 1 hour 15 minutes via direct train.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft          | sq m             | Availability |
|--------------|----------------|------------------|--------------|
| Unit         | 474,593        | 44,091.13        | Available    |
| <b>Total</b> | <b>474,593</b> | <b>44,091.13</b> |              |



ST18 9AR

## Viewing & Further Information

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