

TO LET

TSR

TOWLER SHAW ROBERTS

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



**UNITS 13 & 14
DUNSTON DAIRY FARM
DUNSTON
STAFFORD
STAFFORDSHIRE
ST18 9AB**

- Newly Refurbished Storage units, each extending to approx. 2,000 sqft (185.8 sqm) with shared loading/turning facilities.
- Versatile open plan accommodation having roller shutter loading door, overhead lighting and 3 –phase electricity supply.
- Prime location within 0.25 miles of Junction 13 –M6 Motorway and 3 miles south of Stafford Town Centre.
- Suitable for a variety of uses (subject to planning) with 24 hr access.
- Available To Let on a new Lease. Rent: **£11,500** per annum excl per Unit.

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 (338.16 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 shared loading and turning facilities and 24 hour access.

Accommodation

	SQFT	SQM
Unit 13	2,000	185.8
Unit 14	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 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.

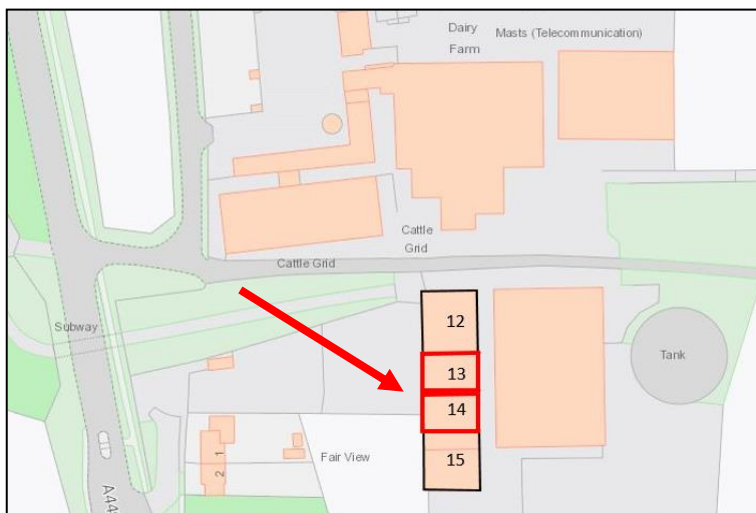
The Lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

£11,500 per annum exclusive for each unit, payable monthly in advance.

Energy Performance Rating

The property is exempt for EPC rating purposes.



For Reference purpose only

Scale: Not to Scale

Business Rates

The properties are to be assessed for business rates.

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 property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

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.

March 2021

TSR House

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Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
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Consumer Protection from Unfair Trading Regulations 2008

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