HAMMOND
CHARTERED SURVEYORS



Unit 7, Phase One, Carver Road, Astonfields Industrial Estate, Stafford, ST16 3HR

To Let £8,500 per annum

Industrial Unit

Gross Internal Area: 71.22 sq. m (766 sq. ft)

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

Unit 7 Phase One
Carver Road
Astonfields Industrial Estate
Stafford
ST16 3HR

Description
The property comprises a mid-terrace industrial unit of steel frame construction with brick/block and sheet clad elevations and a sheet clad roof. To the front elevation there is roller shutter measuring 2.98m wide by 3.60m height.

Measured internally the property is 5.95m wide and 11.97m deep. The property provides open plan workshop/warehouse accommodation together with a toilet block to the rear left-hand corner. A wooden stairway leads to mezzanine to the rear.

Location
The property is located on a small development of similar units on the Astonfields Industrial Estate approximately 1 mile to the north of Stafford town centre and 1.25 miles from J13 of the M6 motorway.

Accommodation

	sq. m	sq. ft
Ground Floor	71.22	766.61
GIA	**71.22**	**766.61**

Services
Mains electricity - 3 Phase, water and drainage are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

Energy Performance
Energy Rating D

Planning
Uses within Use Class B2/B8 are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rating
Rateable Value £6,000 as of 1st April 2026. Subject to circumstances the property qualifies for 100% small business rate relief. Interested parties should make their enquires of Stafford Borough Council.

Tenure
Leasehold, on the basis of a new Full Repairing and Insuring lease on terms to be agreed.

Rent
£8,500 per annum.

Service Charge
A service charge will apply to cover the landlord's costs of maintaining common parts and the estate.

VAT
Not applicable.

Estate Management Charge
An Estate Management Charge of 7.5% of the Rent + VAT will apply to cover the landlord's costs of managing the estate.

Legal Costs
Each party is responsible for their own legal costs incurred in this transaction

Anti-Money Laundering Regulations
The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Tenant Referencing
Prospective tenants will be subject to third-party referencing for which a non-refundable fee from £195 + VAT is payable.

Viewings
Viewing is strictly by appointment with the Sole Agent.

Glenn Hammond MRICS
T: 01782 659 905
M: 07957 994 057
E: glenn@hammondsurveyors.co.uk

Phil Webb
T: 01782 659 905
M: 07821 639094
E: phil@hammondsurveyors.co.uk

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.

HAMMOND
CHARTERED SURVEYORS





Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide