



Unit 6 Sovereign Court, Drummond Road,
Astonfields Industrial Estate, Stafford, ST16 3EU
To Let: £21,000 per annum

Use Class B2/E(g) Industrial Unit
Gross Internal Area: 235 sq. m (2,530 sq. ft)

Unit 6 Sovereign Court
Drummond Road
Astonfields Industrial Estate
Stafford, ST16 3EU

Location

The property is located on a small development of 8 similar units on the Astonfields Industrial Estate approximately 1 mile to the north of Stafford town centre and 2 miles from Junction 14 of the M6 Motorway.

Description

The property comprises a recently constructed mid-terrace industrial unit of portal frame construction with 6m eaves and composite sheet clad and part-height internal blockwork walls with an electric loading door to the front elevation.

Internally the property is arranged to provide spacious workshop/warehouse space together with an office, with kitchenette and toilet. The workshop/warehouse has high-bay LED lighting, and the offices have suspended ceilings with LED lighting and electric heating.

The property also benefits from a fire alarm and emergency lighting.

To the front of the property there is a shared service yard with perimeter parking, 2 spaces of which are allocated to the property.

Accommodation

	sq. m	sq. ft
Gross Internal Area	235	2,530

Services

Electricity, water and drainage are available, subject to connection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Energy Performance

The property is yet to be assessed.

Planning

Uses falling within Use Class B2 and E(g) are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rating

The property is yet to be assessed.

Tenure

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

Rent

£21,000 per annum

Service Charge

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

VAT

All figures quoted are exclusive of VAT which is applicable.

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 is payable.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

Glenn Hammond MRICS

T: 01782 659 905

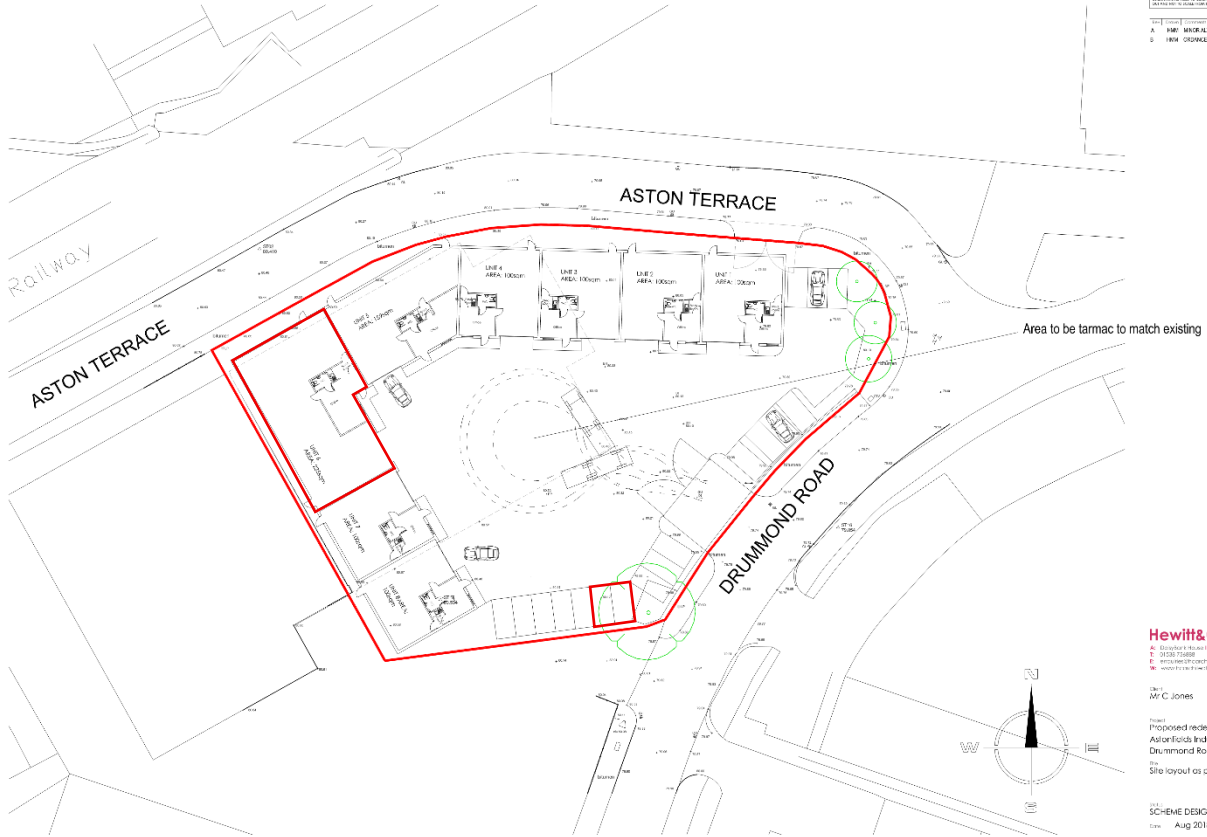
M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

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SITE LAYOUT PLAN 1:200

Hewitt & Carr Architects

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