

Industrial Warehouse Unit Available TO LET.

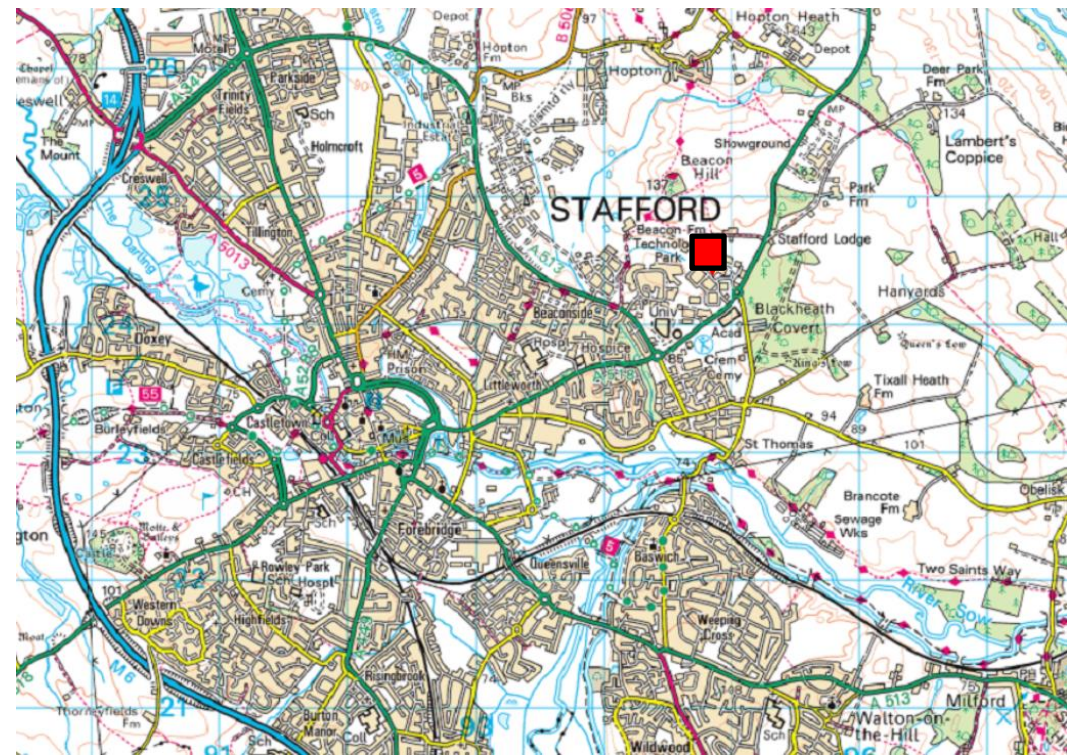


***Unit B Beacon Business Park, Weston Road, Stafford ST18 0WL.
13,274 SQ FT (1,233.2 SQ M).***

PROPERTY SUMMARY.

The property comprises a modern industrial warehouse of steel portal frame construction which benefits from the following specification:

- 6.5m Eaves height
- 1 Level access roller shutter door
- Lighting to warehouse
- Office and welfare accommodation
- Secure gated yard and parking area
- Well established industrial estate



LOCATION.

Beacon Business Park is situated upon the eastern edge of Stafford Town Centre close by Staffordshire Police Headquarters and only four miles from Junctions 13 and 14 of the M6. Neighbouring occupiers include Staffordshire County Council, Transerve Urope Ltd & Tuffnells Parcel Express Ltd. Facilities within walking distance include Costa Coffee, Co-op C-Store & public house.

The Business Park is privately owned and managed with management services provided by the owners who are on site daily taking a personal interest in the presentation and maintenance of the development. The site is clearly well run and management costs are low for this sector.

The site benefits from 24 hour manned security.



FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	11,998	1,114.68
Ground Floor Offices	638	59.26
First Floor Offices	638	59.26
Total	13,274	1,233.2

TERMS.

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC.

The current energy rating for the property is C (74).

RATEABLE VALUE.

Rateable Value - £75,000 (01 April 2023).

SERVICE CHARGE.

A service charge will be levied for the upkeep of the common areas upon the estate. Budget for Unit B is to be confirmed.

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Contact.



Birmingham

0121 200 2220

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For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

ED KENNERLEY

+44 121 233 6461

+44 7972 187 779

edward.kennerley@knightfrank.com

BEN FARWELL

+44 121 233 6441

+44 7814 294 325

ben.farwell@knightfrank.com

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[Particulars dated [03/12/2023]. Photographs and videos dated [02/12/2023].]

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