

# Plot 9B, Beacon Way, Beacon Business Park, Stafford.

**FOR SALE. OFFERS INVITED 2<sup>ND</sup> MARCH 2023**



*Beacon Business Park, Beacon Way, Stafford, ST18 0DG.  
Site area - 1.71 acres (0.69 ha).*





## 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.

Occupiers already on the development include Wacker Neuson, Alpha Manufacturing, ClassEq & Scell-it.

The business park benefits from ample amenity for staff and customers including a public house, Costa Coffee, Subway, Co-operative convenience store amongst others.

## DESCRIPTION.

The property comprises a rare 1.7 acre undeveloped industrial development opportunity subject to planning. The site is of rectangular shape.

## TERMS.

The land is available on a freehold basis. Price on application.

Formal offers are invited by 2<sup>nd</sup> March 2023.

## SERVICES.

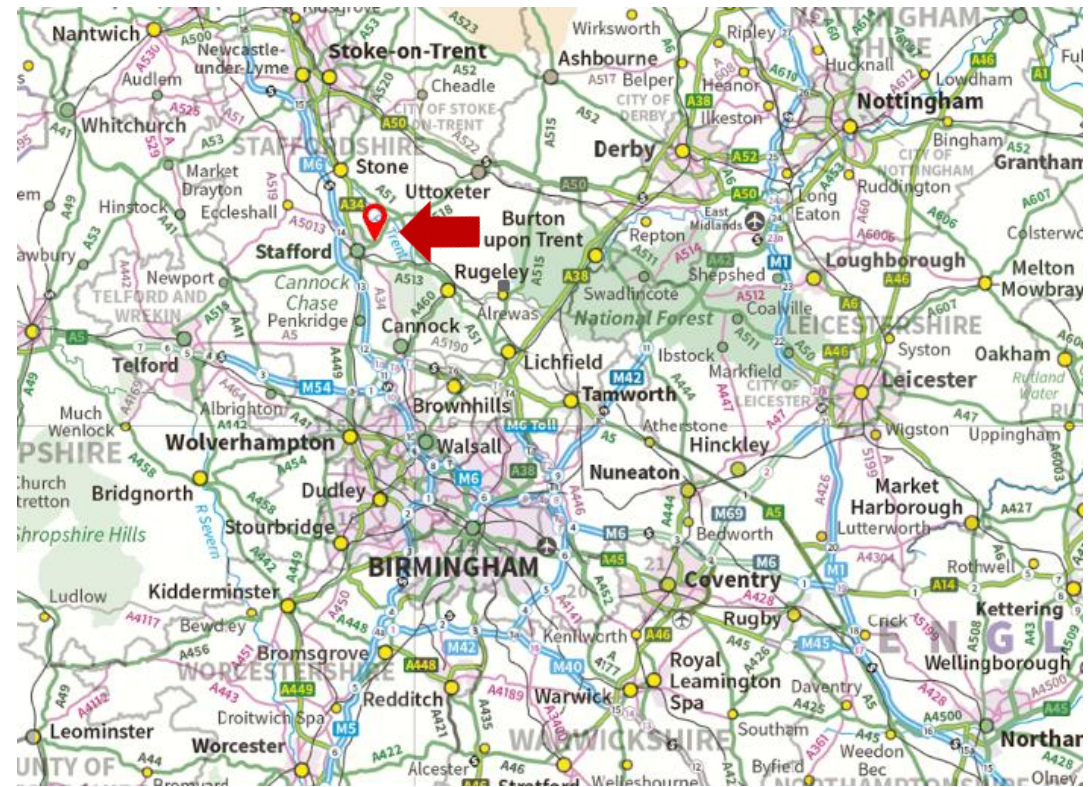
We understand that all mains services will be connected to the site however interested parties are advised to satisfy themselves that this will be the case.

## LEGAL COSTS.

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

## VAT.

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



## SITE AREA.

Description	Plot 9B	
	Acres	Hectares
<b>Total</b>	1.7	0.69



# BEACON BUSINESS PARK - LOCATION PLAN.

10m SCALE 1:1250  
Rev: Details Date: By:

**Barnett Ratcliffe Partnership**  
Architects and Development Consultants

The Old Library Rowley Street  
Stafford ST16 2PH  
Tel: 01928 556555  
Fax: 01928 556559  
Email: info@barnett-ratcliffe.co.uk

Client: BEACON BUSINESS PARK LTD  
Project: NEW WAREHOUSE PLOT 9B, BEACON WAY, BEACON BUSINESS PARK, STAFFORD  
Drawing: LOCATION PLAN

Drawn By: DE	Scale: 1:1250	Sheet: At	Std. Pl.	Rev.
Check By:	Date: DEC 21	Drawing No: 2118-PL-02		



# Contact.



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

## JAMES CLEMENTS

+44 121 233 6460  
+44 7436 165 015  
james.clements@knightfrank.com

## EDWARD KENNERLEY

+44 121 233 6461  
+44 7972 187 779  
edward.kennerley@knightfrank.com

## CHARLES SHEPHARD

+44 121 233 6431  
+44 7976 666 061  
charles.shephard@knightfrank.com

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[Particulars dated [ 04/11/20 ]. Photographs and videos dated [15/10/20].]

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