

**FOR SALE** ST ALBANS ROAD  
STAFFORD, STAFFORDSHIRE, ST16 3DR

**harrislamb**  
PROPERTY CONSULTANCY



## **WAREHOUSE/INDUSTRIAL PREMISES**

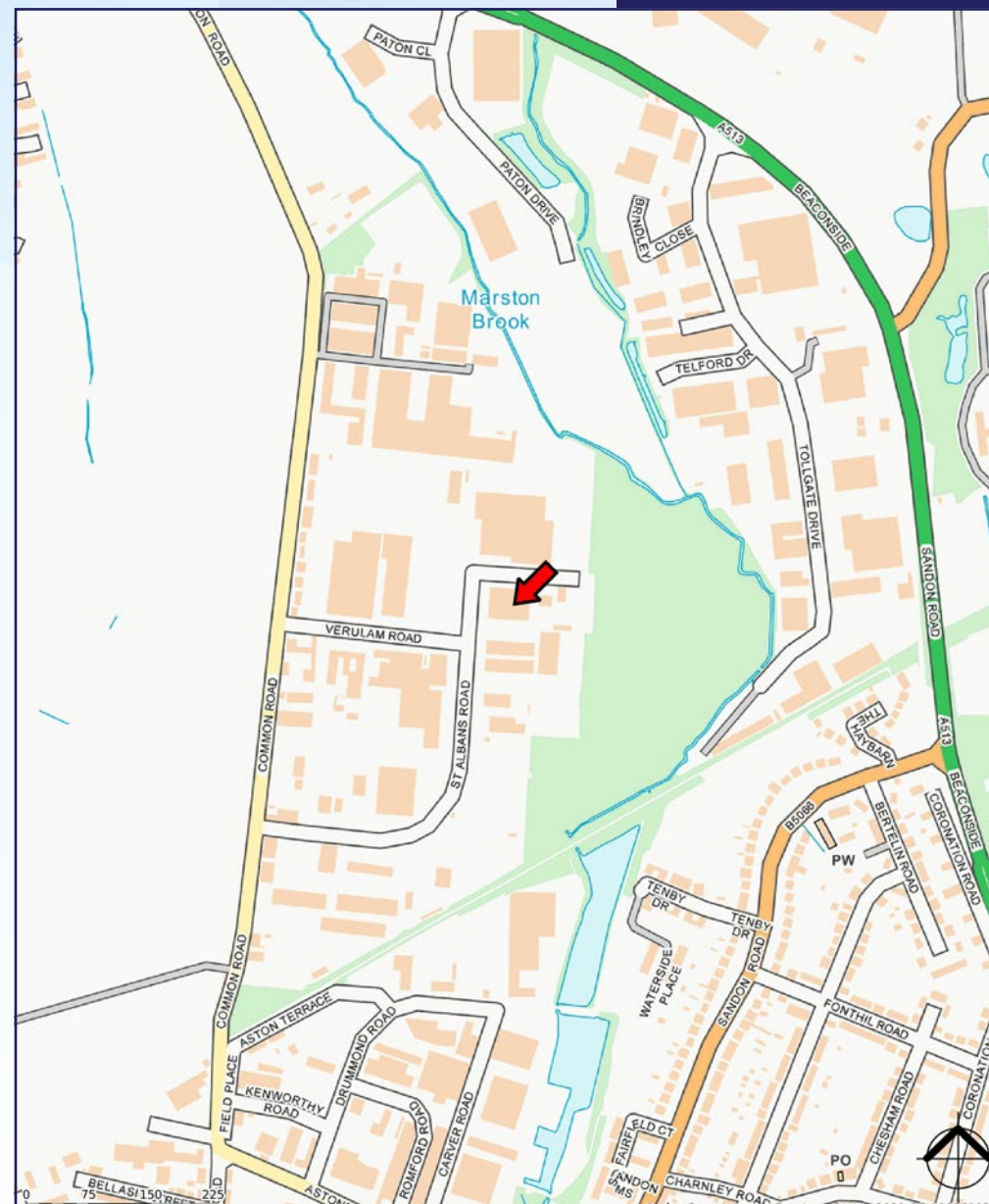
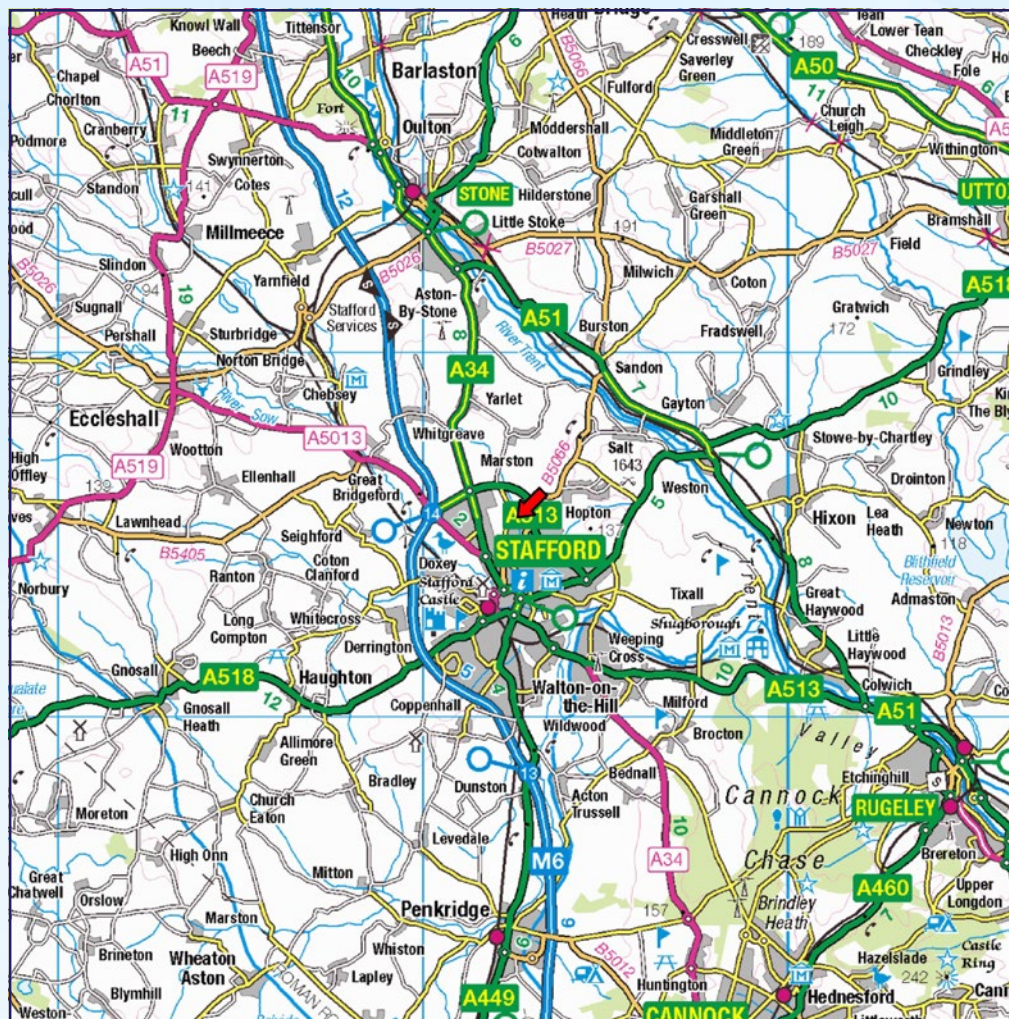
**17,308 sq ft (1,608 sq m)** (Approx. Gross Internal Area)

- Two Industrial / Warehouse Units
- Part Income Producing
- Of Interest to Occupiers and Investors
- Established Industrial Location



## LOCATION

The premises are located on St Albans Road forming part of the established St Albans Road Industrial Estate. The estate is located approximately 1 mile to the north of the Stafford Town Centre with good access on to Beaconside (A513) which in turn provides access to the A34 and Junction 14 of the M6 Motorway.





# DESCRIPTION

The property comprises 2 semi detached units originally used as a cash and carry.

Unit 1 (Slaters Ales) is of steel portal frame construction with a concrete floor, brick elevations and a pitched roof incorporating roof lights above. Internally there is a small office / wc block to the front and loading access is via 3 loading doors in the front and rear elevations. Eaves height is 3.8m.

Unit 2 (Katherine House Hospice) is of similar construction but with a steel truss roof and eaves heigh of 3.5m. Loading access is via a single loading door in the side elevation.

There is a covered canopy area to the front of both units. Access is via a shared entrance off St Albans Road with a perimeter road / yard running around the buildings.

# ACCOMMODATION

	SQ M	SQ FT
Unit 1 (Slaters)	761.64	8,198
Unit 2 (Katherine House)	846.40	9,110
<b>TOTAL</b> Approx. Gross Internal Area	<b>1,608.04</b>	<b>17,308</b>

The canopy areas provide an additional 1,633 sq ft (151 sq m) of covered loading / parking.

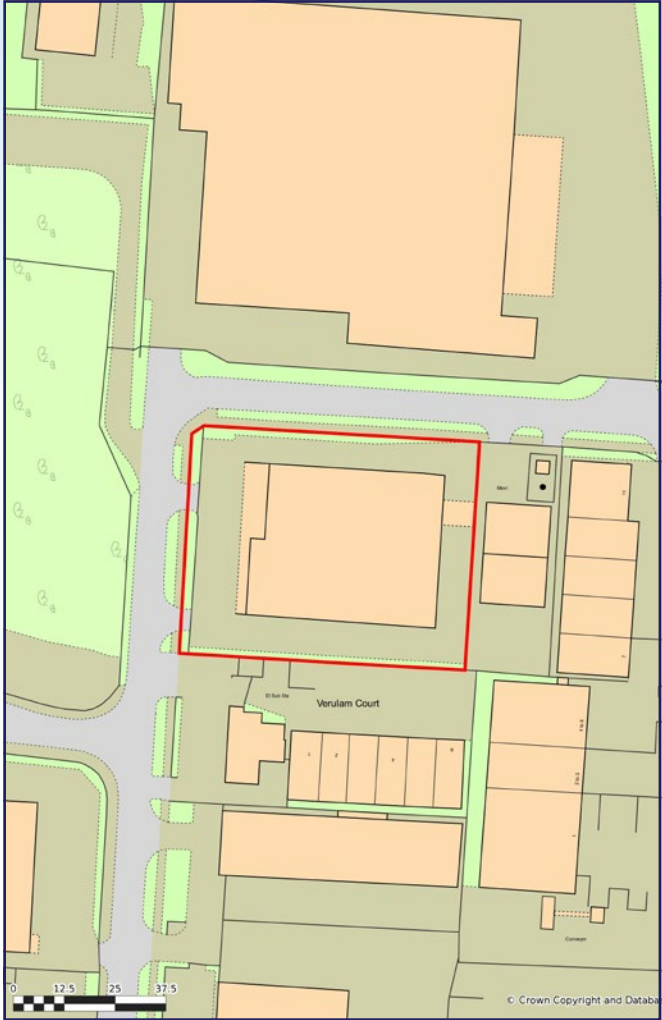
Total site area is approximately 0.95 acres (0.38 hectares).

# TENURE

The freehold of the buildings is available.

Unit 1 is offered with vacant possession.

Unit 2 is currently let to Katherine House Hospice at an annual rent of £25,000 per annum. Further information available from the agents.



## PRICE

Upon application.

## RATING ASSESSMENT

Unit 1 - Rateable Value £34,500

Unit 2 - Rateable Value £33,000

## ENERGY PERFORMANCE CERTIFICATE

Unit 1 - C(67)

Unit 2 - C(54)

## PLANNING

Interested parties are advised to make their own planning enquiries to Stafford Council.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT**

Ref: ST1165

Date: 09/21

Harris Lamb Limited Conditions under which particulars are issued.

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