

# TO LET

**UNIT 5-8 BROOKMEAD INDUSTRIAL ESTATE**  
TELFORD DRIVE, STAFFORD ST16 3ST



## INDUSTRIAL/WAREHOUSE PREMISES

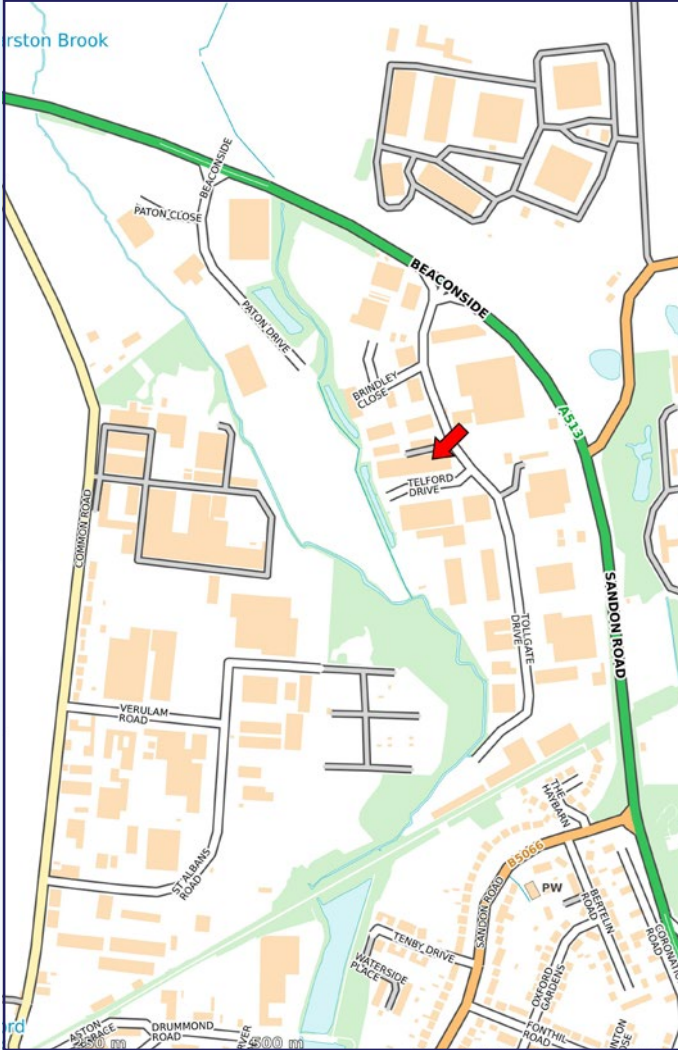
**From 3,255 sq ft (302 sq m)** (Approx. Total Gross Internal Area)

- A terrace of units available individually or combined
- Established industrial area
- Accessible location - J14 M6 Motorway within 2 miles
- Yard / Parking
- Roller Shutter Loading

## LOCATION

The premises are situated on the Brookmead Industrial Estate, accessed via the A513 trunk road and Tollgate Road. Brookmead Industrial Estate forms part of an established industrial area situated 1½ miles north of Stafford Town Centre. Junction 14 of the M6 Motorway is within 2 miles.

**POSTCODE: ST16 3ST**



## DESCRIPTION

The premises comprise modern mid-terraced industrial / warehouse buildings.

Features include:-

- Steel portal frame construction.
- Profile metal cladding to roof and external elevations.
- Eaves height approximately 5.5m.
- Roller shutter access doors.
- Concrete loading apron and dedicated car parking.
- Integral office block including w.c facilities.
- Unit 8 benefits from a secure yard area to the side.



## ACCOMMODATION

|        | SQ M   | SQ FT | Rent – per annum exclusive |
|--------|--------|-------|----------------------------|
| Unit 5 | 307.07 | 3,305 | £22,310                    |
| Unit 6 | 304.80 | 3,281 | £22,150                    |
| Unit 7 | 305.92 | 3,293 | £22,250                    |
| Unit 8 | 302.40 | 3,255 | £24,500                    |

The units are available individually or combined.

## RATEABLE VALUES

The units need to be separately assessed for rating purposes. Further details from the agent.

## EPC

EPC Rating (E) 124

## TENURE

The units are available on a new full repairing and insuring lease for a term of years to be agreed.



## VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## ANTI MONEY LAUNDERING

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.

**VIEWING** Strictly via the joint agents

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**SUBJECT TO CONTRACT** Ref: ST1230 Date: 02/24

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