

TO LET

SCARLET COURT, REDHILL BUSINESS PARK
STONE ROAD, STAFFORD, ST16 1YJ



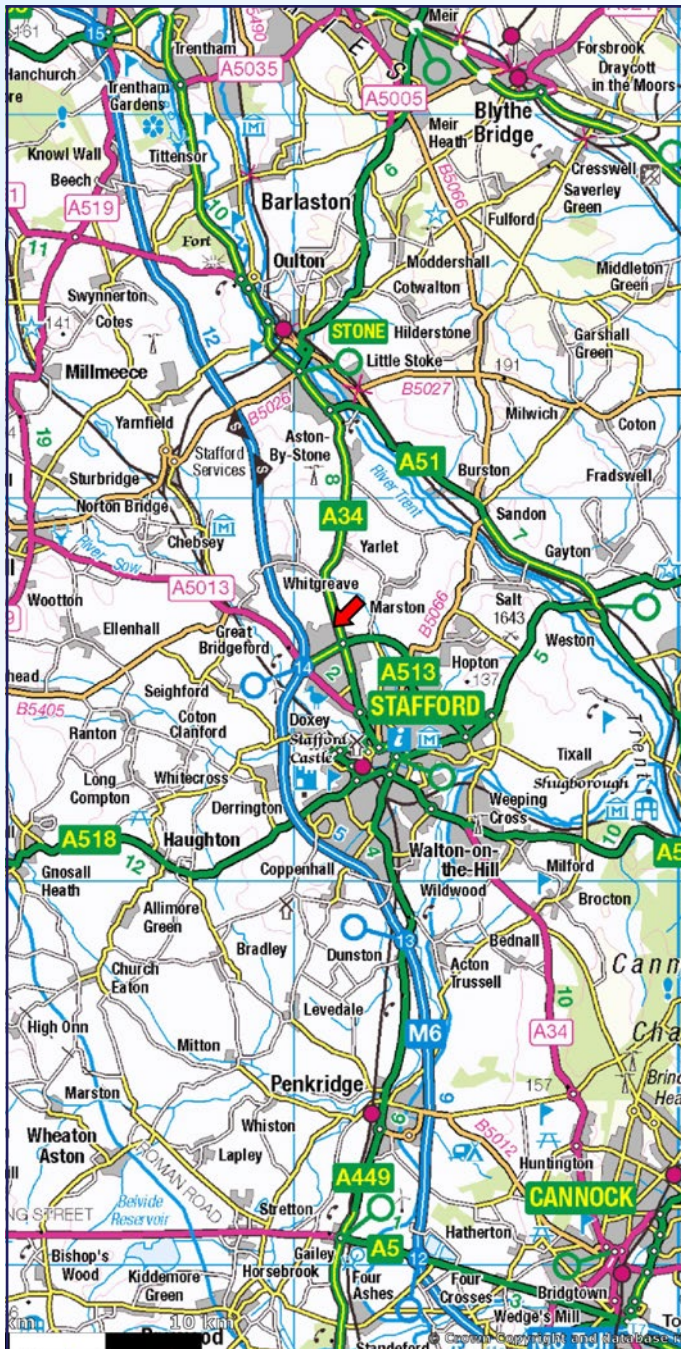
NEW WAREHOUSE / TRADE COUNTERS UNITS
2,043 - 5,112 sq ft (189 - 475 sq m) (Approx. Total Gross Internal Area)

- High quality business units
- Suitable for warehousing, industrial or trade counter uses
- Available individually or combined
- Prominently located to the front of Redhill Business Park

LOCATION

The scheme is prominently located to the front of the Redhill Business Park which is an established industrial park to the north of Stafford town centre. The location gives direct access to the A34 Stone Road providing access to Stafford to the south (2 miles) and to the north, Stone (5 miles) and Stoke on Trent (13 miles). Junction 14 M6 Motorway is 1 mile to the south giving access to the regional motorway network.

The surrounding area has attracted a wide range of occupiers with industrial / warehouse occupiers to include Screwfix, GE Grid Solutions, Saint Gobain, Pets At Home with Land Rover, Nissan and Erwin Hymer having all opened vehicle showrooms. Recent development in the last 2 years has included Ergo Logistics building 66,000 and 77,000 sq ft units to the south and Pets At Home who have developed a new 670,000 sq ft national distribution to the north.

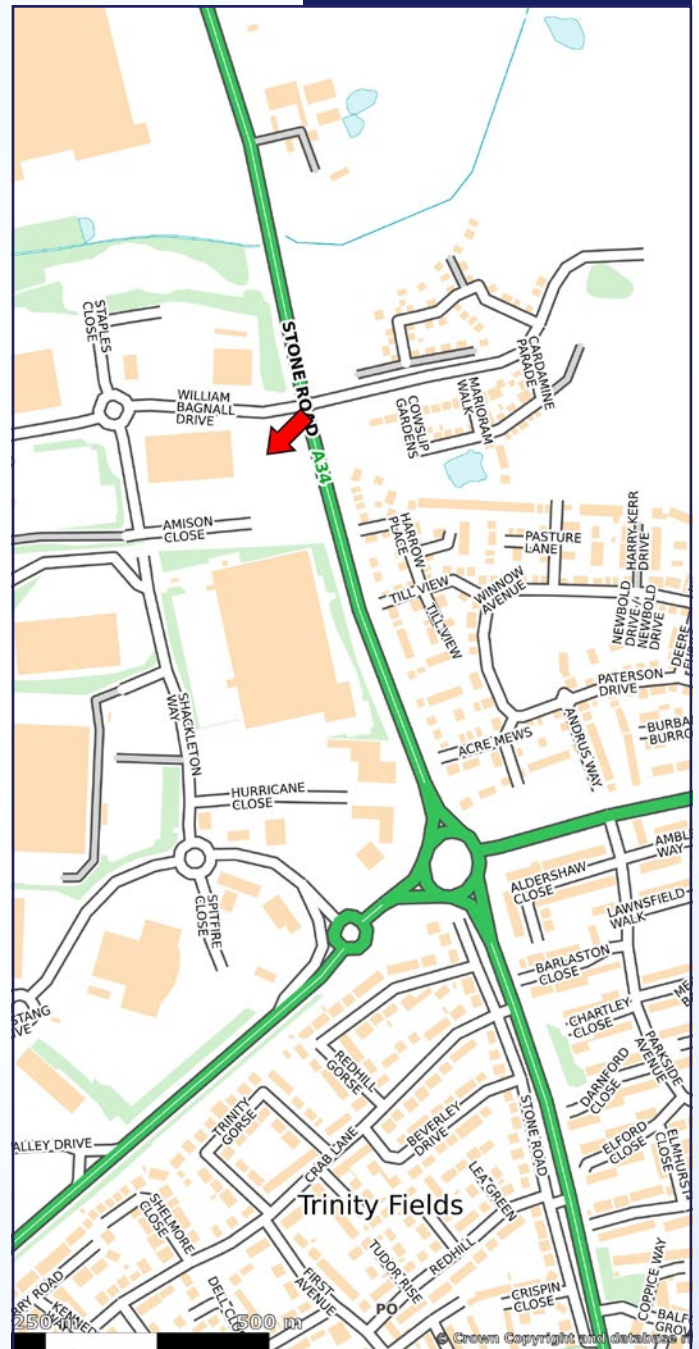


DESCRIPTION

The units are currently under construction with a target completion date of Q3 2024. The general specification includes:-

- Steel portal frame units
- Height to haunch 5.5m – 6m
- Floor loading 30 KN/M2
- Electrically operated loadings doors
- Built to shell specification to give flexibility on fitout
- Solar PV panels on roofs
- Allocated car parking

POSTCODE: ST16 1YJ



ACCOMMODATION

	SQ M	SQ FT
A	252	2,712
B	252	2,712
C	475	5,112
D	190	2,045
E	190	2,045
F	190	2,045
G	189	2,043
H	311	3,347
J	312	3,358
K	312	3,358
L (Inc First Floor)	339	3,649

TENURE

Available on new Full Repairing and Insuring leases on terms to be agreed.

RENT

Upon application.

BUSINESS RATES

Not currently assessed. Further information available from the agents.

SERVICE CHARGE

A service charge will be payable to cover the maintenance of common areas.

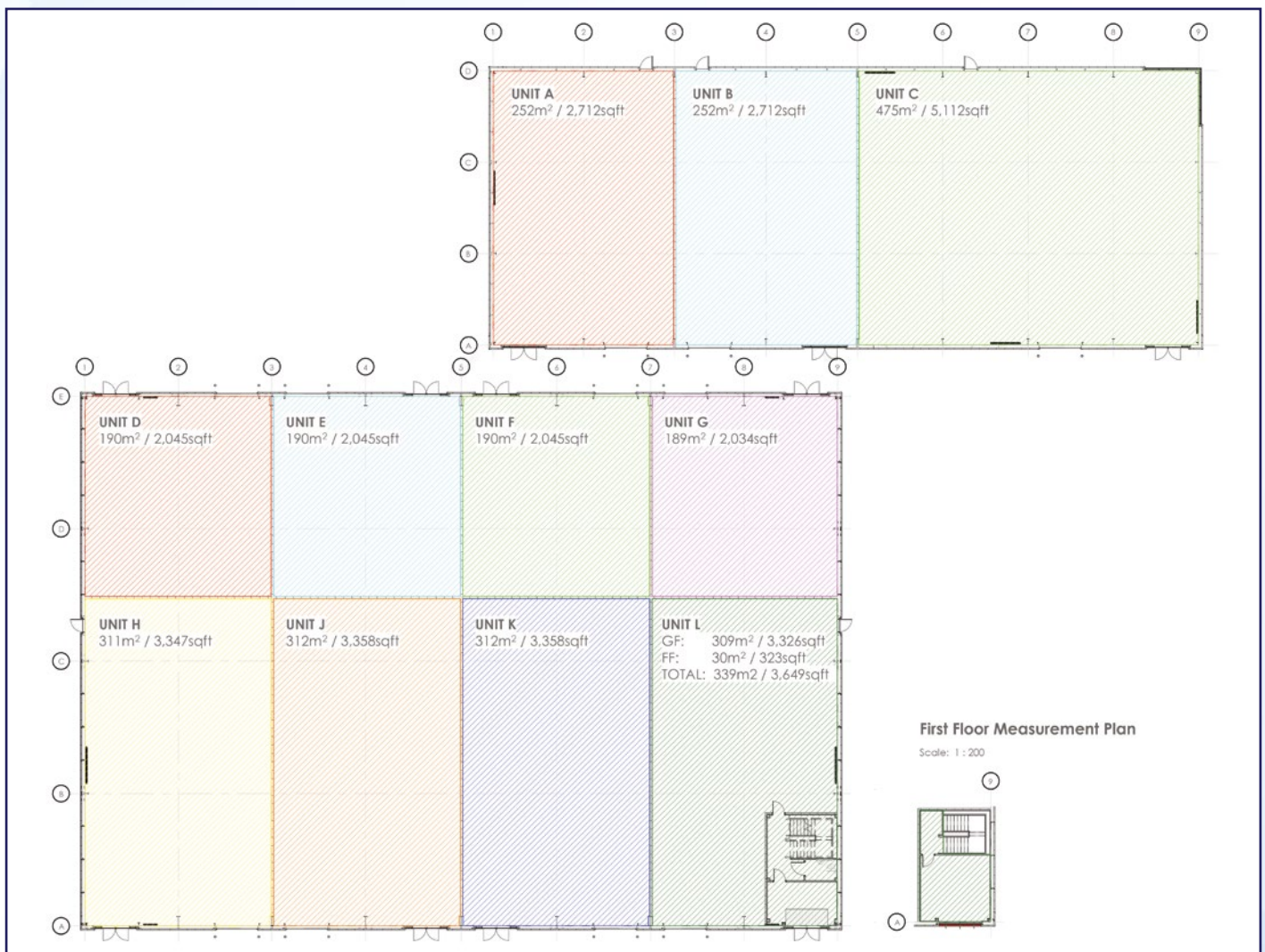
ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC.

PLANNING

Planning for uses E(g), B2 and B8.

Interested parties to make their own enquiries to Stafford Council Tel: 01785 619000.



SERVICES

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

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1238 Date: 05/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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