



# RENISHAW BUILDING 1

BROOMS ROAD | STONE BUSINESS PARK | STONE | STAFFORDSHIRE | ST15 0SH



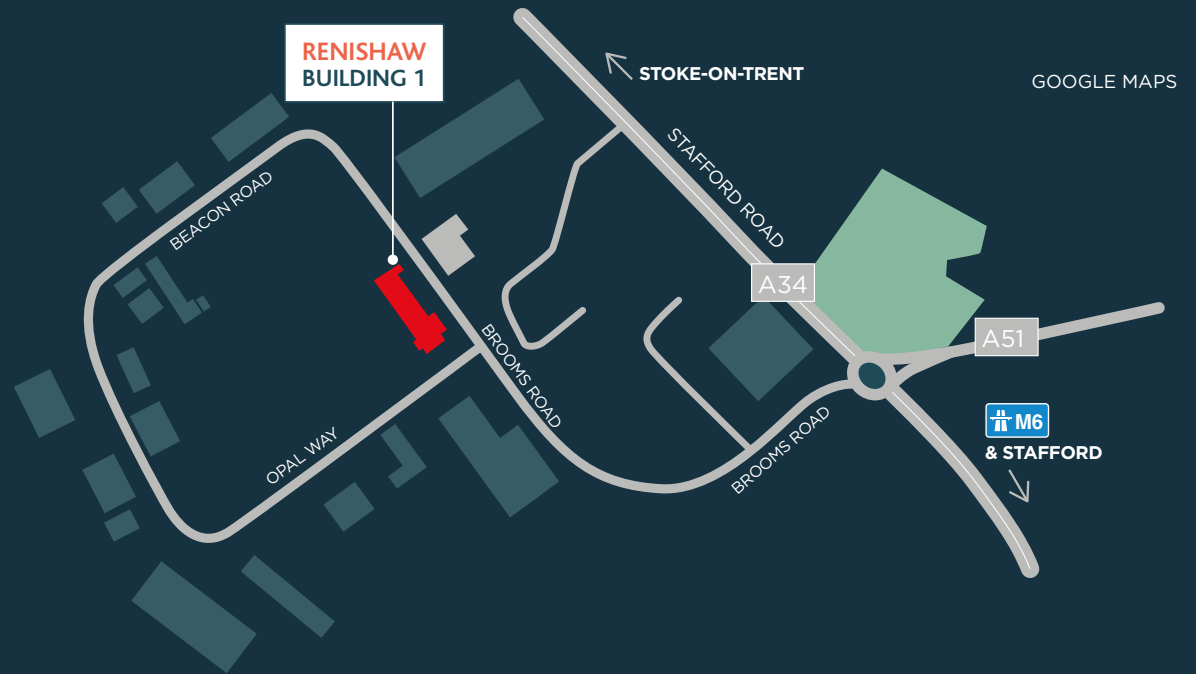
**TO LET / FOR SALE**

INDUSTRIAL BUILDING UPGRADED FOR HI-TECH PROCESS AND PRODUCTION

9,085 sq ft – 38,451 sq ft (844 sq m – 3,572 sq m)

## Location

The property is located on the corner of Brooms Road and Opal Way which forms part of the established Stone Business Park. The business park is located at the junction of the A34 and A51 trunk roads approximately 6 miles North of Stafford. The A34 Stafford Road provides access to Junction 14 of the M6 Motorway approximately 4 miles away, Stafford to the South and Stoke on Trent to the North. High speed trains operate from Stone and Stafford to London Euston. Birmingham International and Manchester Airports are accessible from the property.



## Description

The premises comprise a modern detached steel portal framed industrial unit with a base specification including 6.6m eaves height, three roller shutter doors, LED lighting, air conditioning, integral office accommodation and two yard/parking areas, with space for 73 vehicles.

The building has been extensively upgraded to provide a “world class” additive technology facility that includes conferencing for approximately 100 people.

The building comprises four key areas, namely:-

- Stores warehouse, offices and reception
- Technical services area
- Solutions Centre
- Communications centre and reception

A full schedule of specialist fit out and “as existing” floorplans are available upon request.

## Accommodation

The building can be sub divided to create a range of floor areas from 9,085 sq ft – 38,451 sq ft (844 sq m – 3,572 sq m) gross internal area.

## Site

Building 1 sits on site of approximately 2.1 acres (0.85 ha).

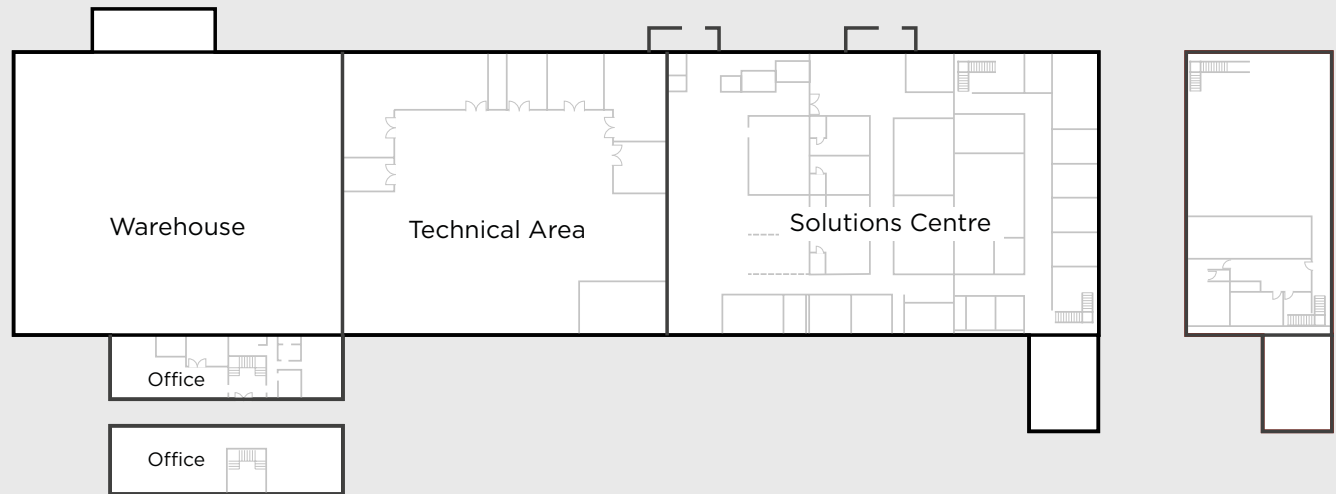
## Business Rates

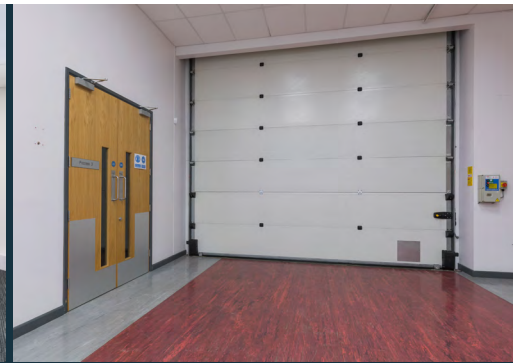
### Building 1

Rateable Value “Factory and premises”  
£185,000

## Services

The services, apparatus, equipment, fixtures, fittings etc have not been tested and cannot be verified to be in working order. Mains water, drainage, 3 phase electricity but not gas are connected to the building. Details of specialist services including broadband, argon and compressed air are available upon request.





### Planning

The existing use is B1 (Business) and B8 (Distribution). All interested parties should make their own enquiries to Stafford Borough Council Tel 01785 619000.

### Energy Performance Certificate

EPC Rating - B(46).

### Terms

The building is offered to let, as a whole or potentially in parts. Alternatively, the freehold of the property can be made available.

Leasehold and freehold terms available from the agents.

Details of specialist fit out and facilities are available upon request and can be made available as part of a lease on the building.

### VAT

All terms quoted are exclusive of VAT where applicable.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

### Viewing and Further Information

Strictly via the joint agents:

**ANDREW GROVES**

Tel: 01782 272 555  
andrew.groves@harris lamb.com

**ANDREW HARDWICK**

Tel: 0117 922 1222  
andrew.hardwick@carterjonas.co.uk

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