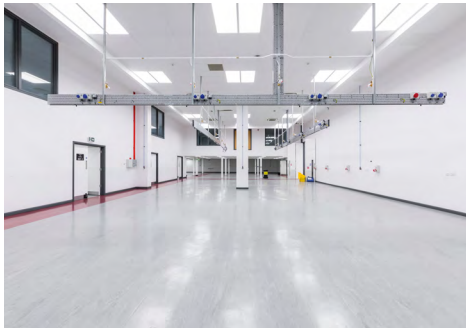




RENISHAW BUILDING 2

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



TO LET / FOR SALE

INDUSTRIAL BUILDING UPGRADED FOR HI-TECH PROCESS AND PRODUCTION

42,145 sq ft (3,915.37 sq m)

Location

The property is located on Brooms Road 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 property comprises a modern detached steel portal framed industrial building including a base specification to include 6.6m eaves heights, twin roller shutter doors, LED lighting, air conditioning, extensive integral office accommodation and generous yard/parking area, for approximately 70 vehicles.

The building has been upgraded to provide a “world class” additive technology facility including specialist production areas, laboratory and sieving rooms.

The building is arranged over two floors.

The Ground Floor is arranged with high quality production areas accessed via two roller shutter doors, laboratory, reception, high quality offices and refectory.

The First Floor accommodates high quality offices comprising open plan offices, conferencing and individual offices.

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



Canteen furniture and kitchen equipment not included.

Accommodation

Building 2 GIA	Sq ft	Sq m
Ground Floor (Reception, Production, Canteen, Offices & Laboratory)	27,010	2,509
First Floor (Offices)	15,135	1,406
TOTAL	42,145	3,915.36

Site

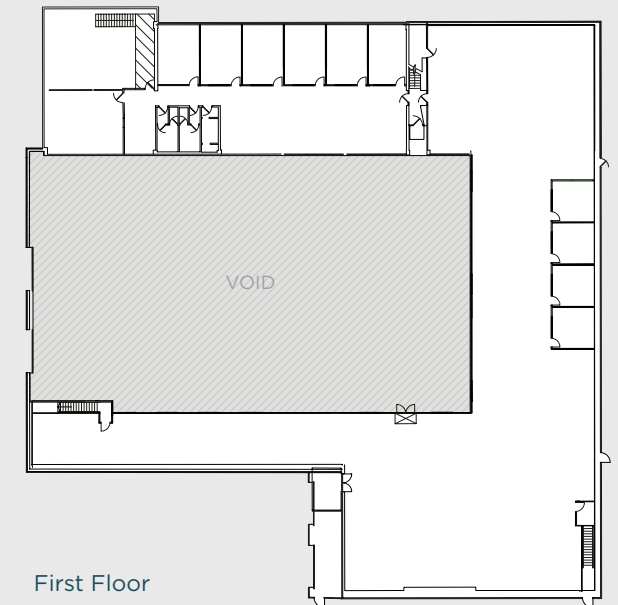
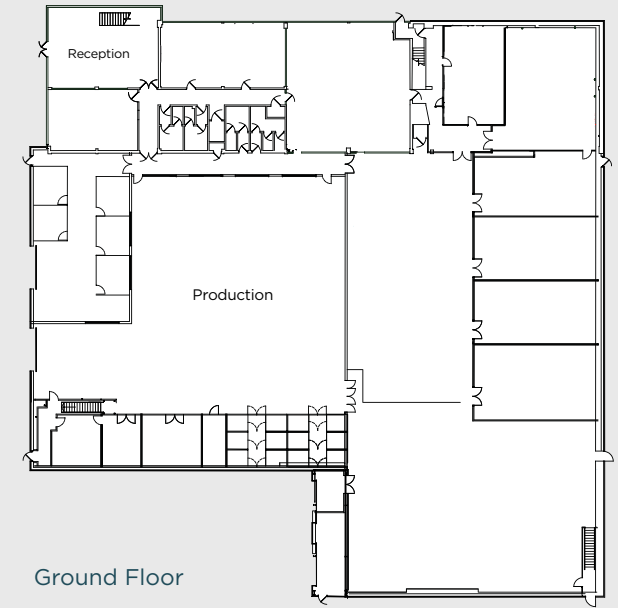
Building 2 sits on a site of approximately 1.8 acres (0.73 ha).

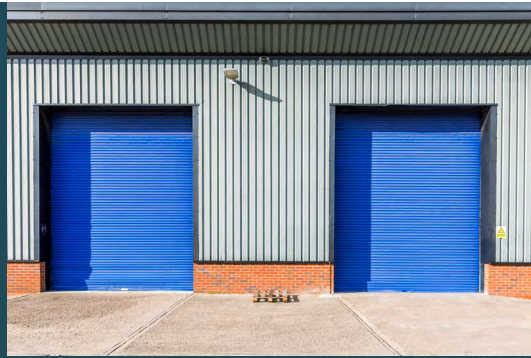
Business Rates

Building 2
Rateable Value "Factory and premises" £214,000.

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(49).

Terms

The building is offered To Let or For Sale.
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:

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