



Unit 3, Phase One, Carver Road,  
Astonfields Industrial Estate, Stafford, ST16 3HR  
To Let £9,000 per annum

Industrial Unit  
Gross Internal Area: 88.44 sq. m (952 sq. ft)

**Hammond Chartered Surveyors**

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Unit 3 Phase One  
Carver Road  
Astonfields Industrial Estate  
Stafford  
ST16 3HR

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#### Description

The property comprises a mid-terrace industrial unit of steel frame construction with brick/block and sheet clad elevations and a sheet clad roof. To the front elevation there is roller shutter measuring 2.98m wide by 3.60m height.

Measured internally the property is 5.96m wide and 11.95m deep. The property provides open plan workshop/warehouse accommodation together with a toilet block to the rear left-hand corner. A wooden stairway leads to mezzanine to the rear.

#### Location

The property is located on a small development of similar units on the Astonfields Industrial Estate approximately 1 mile to the north of Stafford town centre and 1.25 miles from J13 of the M6 motorway.

#### Accommodation

|              | sq. m        | sq. ft     |
|--------------|--------------|------------|
| Ground Floor | 70.03        | 754        |
| Mezzanine    | 18.41        | 198        |
| <b>GIA</b>   | <b>88.44</b> | <b>952</b> |

#### Services

Mains electricity - 3 Phase, water and drainage are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

#### Energy Performance

Energy Rating D

#### Planning

Uses within Use Class B2/B8 are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

#### Rating

Rateable Value £6,000 as of 1<sup>st</sup> April 2026. Subject to circumstances the property qualifies for 100% small business rate relief. Interested parties should make their enquires of Stafford Borough Council.

#### Tenure

Leasehold, on the basis of a new Full Repairing and Insuring lease on terms to be agreed.

#### Rent

£9,000 per annum.

#### Service Charge

A service charge will apply to cover the landlord's costs of maintaining common parts and the estate.

#### VAT

Not applicable.

#### Estate Management Charge

An Estate Management Charge of 7.5% of the Rent + VAT will apply to cover the landlord's costs of managing the estate.

#### Legal Costs

Each party is responsible for their own legal costs incurred in this transaction

#### Anti-Money Laundering Regulations

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.

#### Tenant Referencing

Prospective tenants will be subject to third-party referencing for which a non-refundable fee of £195 + VAT is payable.

#### Viewings

Viewing is strictly by appointment with the Sole Agent.

#### Glenn Hammond MRICS

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#### Subject to Contract

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