



Sovereign Court, Drummond Road, Astonfields Industrial Estate,
Stafford, ST16 3EU

To Let: £12,000 per annum - £22,750 per annum

Industrial Units
GIA 100 sq. m (1,076 sq. ft) to 235 sq. m (2,530 sq. ft.)

Hammond Chartered Surveyors

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Astonfields Industrial Estate
Stafford, ST16 3EU

Location

Astonfields Industrial Estate is a well-established estate approximately one mile to the north of Stafford town centre and 2 miles from Junction 14 of the M6 Motorway.

More generally, Stafford lies approximately 16 miles to the north of Wolverhampton and 18 miles to the south of Stoke-on-Trent. The town is served by Junctions 13 and 14 of the M6 Motorway.

Description

The development consists of a terrace of eight industrial units with a shared forecourt and 17 car parking spaces.

Six of the units extend to 100 sq. m (1,076 sq. ft), one unit extends to 159 sq. m (1,711 sq. ft) and one unit extends to 235 sq. m (2,530 sq. ft). Subject to availability, individual units can be merged to create bigger units.

Units are constructed with 6m eaves and maximum height of 7.4m with external walls finished in facing brick and profiled steel cladding under a profiled steel clad roof.

Each unit will include an office area, kitchen and WC and a full height goods door to the front elevation.

Accommodation

Unit	Sq. m GIA	Sq. ft GIA
1	100	1,076
2	100	1,076
3	100	1,076
4	100	1,076
5	159	1,711
6	235	2,530
7	100	1,076
8	100	1,076

Services

Electricity, water and drainage are available, subject to connection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Planning

Uses falling within Use B1 and B2 are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rating

Individual Units are yet to be assessed.

Tenure

Leasehold on full repairing and insuring terms to be agreed.

Energy Performance

Individual units are yet to be assessed.

Rent

Unit	Sq. m GIA	Sq. ft GIA	Rent per annum
1	100	1,076	Under Offer
2	100	1,076	£12,000
3	100	1,076	Under Offer
4	100	1,076	Under Offer
5	159	1,711	Under Offer
6	235	2,530	£22,500
7	100	1,076	Let
8	100	1,076	Let

Service Charge

A service charge will apply to cover the landlord's costs of maintaining communal areas.

VAT

VAT will apply to all amounts.

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

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Subject to Contract

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