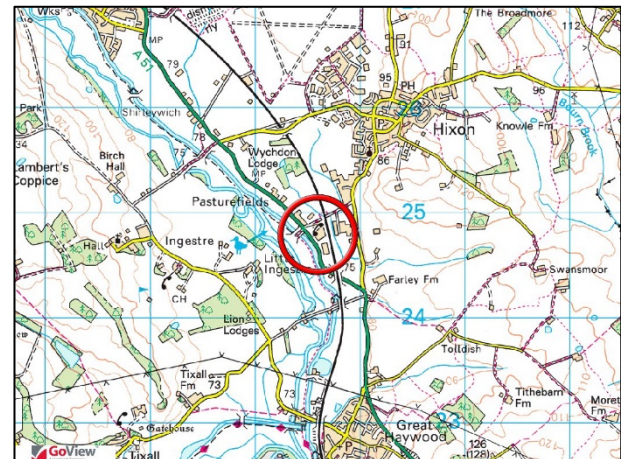
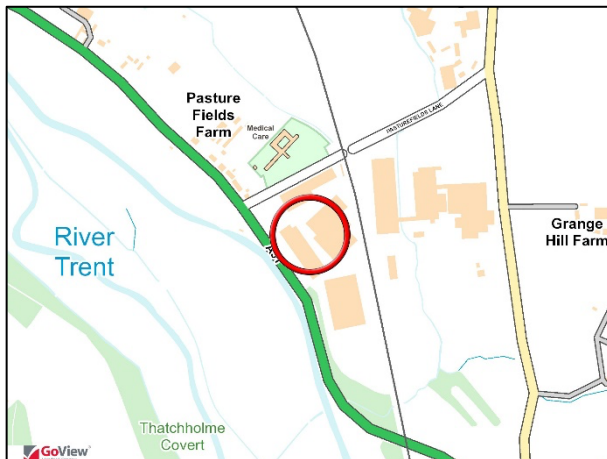




BY INSTRUCTIONS OF ED WEETMAN (HAULAGE & STORAGE) LIMITED

**Warehouse Unit  
To Let  
at  
Pasturefields  
Great Haywood  
Stafford**



- **Unit G, Pasturefields Enterprise Park, Pasturefields, Great Haywood, Stafford, Staffordshire, ST18 0RB**
- **22,595 sq.ft. (2,099 sq.m.)**
- **Prominently situated**
- **Strategically located**
- **Site security surveillance**
- **Public weighbridge (50 tonnes) on site**
- **Immediate availability**

## LOCATION

The unit is situated at Pasturefields on a well-established estate fronting the A51 Rugeley to Stone Trunk Road, approximately seven miles west from Stafford with access to the M6 Motorway at Junctions 13 and 14, six miles north from Rugeley and eight miles south from Stone. The nearest rail station is at Rugeley Trent Valley about six miles distant.

## DESCRIPTION

The Pasturefields Enterprise Park comprises a development of distribution warehouses providing a total floor area in excess of 130,000 sq.ft. (12,000 sq.m.) on a site extending to seven acres (2.80 hectares) or thereabouts.

The unit currently available is at the front of the development and is of detached single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, roof also in sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 18ft. 10ins. (5.75m.) and access for loading and unloading purposes is by way of two electrically operated roller shutter doors over a forecourt and circulation area surfaced in concrete. A single-storey internal office block with welfare facilities is incorporated.

The premises would be suitable for a wide variety of warehousing and distribution purposes given their strategic location and benefit from an on-site public weighbridge.

## ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Warehousing area including offices and welfare facilities.	22,595	2,099
<b>TOTAL GROSS FLOOR AREA</b>		<b>22,595</b>	<b>2,099</b>
EXTERNAL forecourt parking and side loading areas surfaced in concrete with direct access from the A51.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £89,000. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificates issued for this property indicates an Asset Rating of 75 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on a new effectively full repairing lease basis for a term to be agreed at a rental of £124,000 per annum. The cost of buildings insurance will be charged separately. The cost of providing security services will be apportioned on a pro-rata basis. The rental and services costs are subject to VAT.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The unit is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4091**

01.05.2026