

TO LET

TSR

TOWLER SHAW ROBERTS

NEWLY REFURBISHED STORAGE UNIT OCCUPYING A PRIME LOCATION CLOSE TO JUNCTION 13 - M6 MOTORWAY



**UNIT 13 DUNSTON
FARM**

DUNSTON

STAFFORD

STAFFORDSHIRE

ST18 9AB

- Newly Refurbished Storage unit extending to approx. 2,000 sqft (185.8 sqm) with shared loading/turning facilities.
- Versatile open plan accommodation having roller shutter loading door, overhead lighting and 3 –phase electricity supply.
- Prime location within 0.25 miles of Junction 13 –M6 Motorway and 3 miles south of Stafford Town Centre.
- Suitable for a variety of uses (subject to planning) with 24 hr access.
- Available To Let on a new Lease. Rent: **£13,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prime location just off the main A449 Stafford Road approximately 0.25 miles from Junction 13 of the M6 Motorway and 3 miles south of Stafford Town Centre.

Stafford is the County town and principle administrative centre of Staffordshire located approx. 18 miles south of Stoke-on-Trent (via M6), 22 miles north east of Telford (via A518) and 29 miles northwest of Birmingham (via M6). Stafford supports a range of amenities and has a main line railway station with regular services to London Euston.

Description

The premises form part of a complex of steel frame former agricultural/storage buildings and comprise a newly refurbished storage unit extending to approximately 2,000 sqft (338.16 sqm) with an eaves height of approx. 4.5 metres.

The premises have the benefit of roller shutter loading door, overhead lighting and 3 phase electricity supply. The unit also has the benefit of shared loading and turning facilities and 24 hour access.

Accommodation

	SQFT	SQM
Unit 13	2,000	185.8

Services (Not Checked or Tested)

It is understood that mains water and electricity services (including 3 phase) are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

The Lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

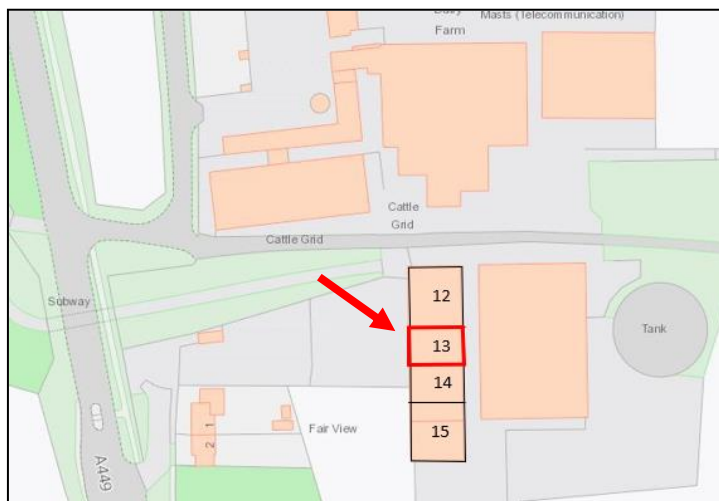
£13,000 per annum exclusive, payable monthly in advance.

Energy Performance Rating

The property is exempt for EPC rating purposes.

Business Rates

The property is to be assessed for business rates.



For Reference purpose only

Scale: Not to Scale

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, Wolverhampton, WV8 1PX. Tel: 01902 696000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."