

TO LET

TSR

TOWLER SHAW ROBERTS

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



**UNIT 4 DUNSTON FARM
DUNSTON
STAFFORD
STAFFORDSHIRE
ST18 9AB**

- Refurbished Storage unit extending to approx. 5,500 sqft (510.97 sqm) with shared loading/turning facilities.
- Versatile open plan accommodation having roller shutter loading door, overhead lighting and 3 phase electricity supply.
- Prime location close to 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: **£25,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prime location just off the main A449 Stafford Road close to 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 refurbished storage unit extending to approximately 5,500 sqft (510.97 sqm) with an eaves height of approx. 7.5 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 4	5,500	510.97

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

£25,000 per annum exclusive, payable monthly in advance.

Energy Performance Rating

The property is exempt for EPC rating purposes.

Planning

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



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises

Rateable Value – £35,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local 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.

November 2023

TSR House

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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
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Important Notice

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