



**UNIT 13 (3N), BEACON BUSINESS PARK,
STAFFORD, STAFFORDSHIRE, ST18 0DG**

**TO LET
£12,000 PAX**

- Modern Industrial/Warehouse Unit with GIA: 1,410 sq ft
- High Spec Unit with 6 meters to eaves (B1/B2/B8)
- Located on Beacon Business Park development
- Excellent road connections with direct access to A518
- EPC: 27 (Band B)



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Stafford,
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GENERAL DESCRIPTION

A prestigious development of industrial/warehouse units of portal frame design with 6 meters to eaves with attractive brick and profile clad elevations and pitched profile clad roof surfaces. The units finished to a high standard with roller shutter access and onsite parking fronting the units. There are five terraces of units of various sizes which can either be let collectively or individually. In total the development comprises circa 40,000 sq. ft. and forms part of the new Beacon Business Park. The site is securely fenced to the perimeter and has dual access points to Beacon Way.

LOCATION

The site has extensive frontage to Beacon Way and forms part of the new and popular Beacon Business Park, accessed directly off Weston Road (A518), adjacent to the Technology Park. Beacon Business Park is approx. 1 ½ mile to the east of Stafford town centre and has excellent road connections with access to Junction 14 (4.2 miles) of the M6 via the A513/A34 and Junction 13 (5 miles) via A518/A449.

SERVICES

Mains, water, drainage and 3-phase (80 Amps per phase) electricity is connected. LED internal strip lights are installed in the warehouse space and there is comfort cooling/heating in the office. No services have been tested by the agents.

PLANNING

The units have consent to be used for:

- B1 - Light Industrial
- B2 – General Industrial
- B8 – Storage / Distribution

VAT

Rents are subject to VAT at the prevailing rate.

TENURE

The units are available by way of Full Repairing and Insuring leases, by way of service charge which will cover the cost of repairing and maintaining landscaped and service yard areas.

BUSINESS RATES

Rateable Value: £10,250

Rates Payable: £5,114.75 pa (24/25)

ACCOMMODATION

GIA: 1,410 sq ft

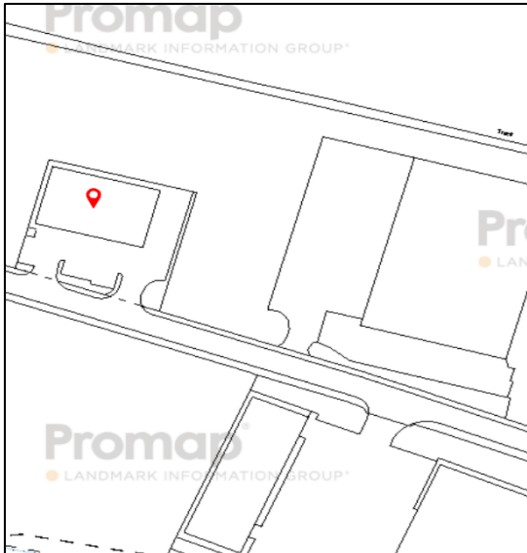
Includes: Reception office, kitchen area, Disabled WC, general office and workshop.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**Unit 13 (3N)
Beacon Business Park,
Stafford,
Staffordshire,
ST18 0DG**



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the