



TO LET

INDUSTRIAL / WAREHOUSE PREMISES
UNIT 8A
WALTON INDUSTRIAL ESTATE
STONE, STAFFORDSHIRE
ST15 0AL



2,225 sq.ft (206.7 sq.m)
(Approx. Gross Internal Area)

- Located on the well established Walton Industrial Estate/ Stone Business Park
 - Close proximity to Junction 14 of the M6 Motorway
 - Flexible lease terms available





LOCATION

The premises are located on Beacon Road / Opal Way which forms part of the established Walton Industrial Estate / Stone Business Park. The estate is accessed via the A34 Stafford Road, which in turn provides access to Junction 14 of the M6 Motorway, which lies approximately 2 miles to the south. Approximately 6 miles to the north is the A500 D Road, which is accessed via the A34 and provides access to Junction 15 of the M6, as well as the A50 (M6-M1 link road).

DESCRIPTION

The property comprises a single storey industrial / warehouse unit of concrete portal frame construction with an eaves height of 5.7 metres. The unit is constructed with a concrete floor, part brick and part clad elevations and a pitched lined roof incorporating roof lights above. There are 3 concertina shutter doors and a variety of fluorescent strip lighting in the warehouse area.

Externally the unit benefits from a large fenced yard area.

ACCOMMODATION

	Sq.ft	Sq.m
Approx. Gross		
Internal Area	2,225	206.7

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£14,000 per annum exclusive.

RATING

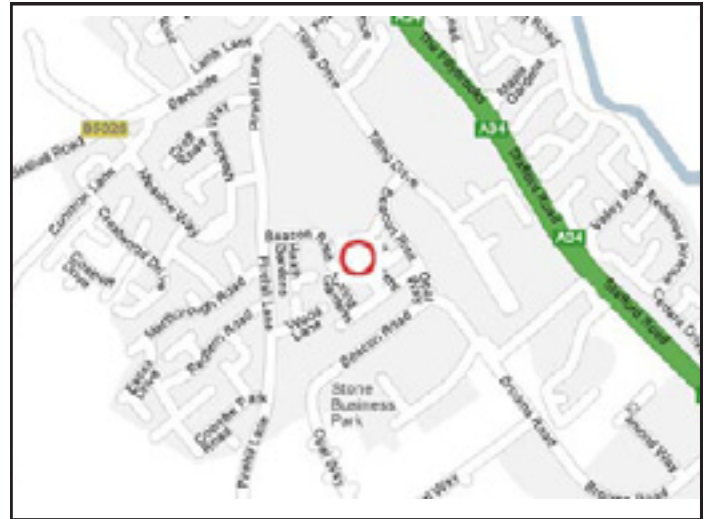
We are verbally advised that the premises have a current Rateable Value of £9,400.

PLANNING

All interested parties are advised to make their own enquiries to the local authority.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY
Contact: Richard Mounsey

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Ref: ST295
Date: March 2009

Subject to Contract

