

TO LET/MAY SELL

MEECE ROAD COLD MEECE, ECCLESHALL ST15 0QN

harrislamb
PROPERTY CONSULTANCY



OFFICE PREMISES

10,317 sq ft (958.52 sq m) (Approx. Net Internal Area)

- Ample Car Parking
- Site area 1.08 acres (0.44 hectares)
- Recently Refurbished

LOCATION

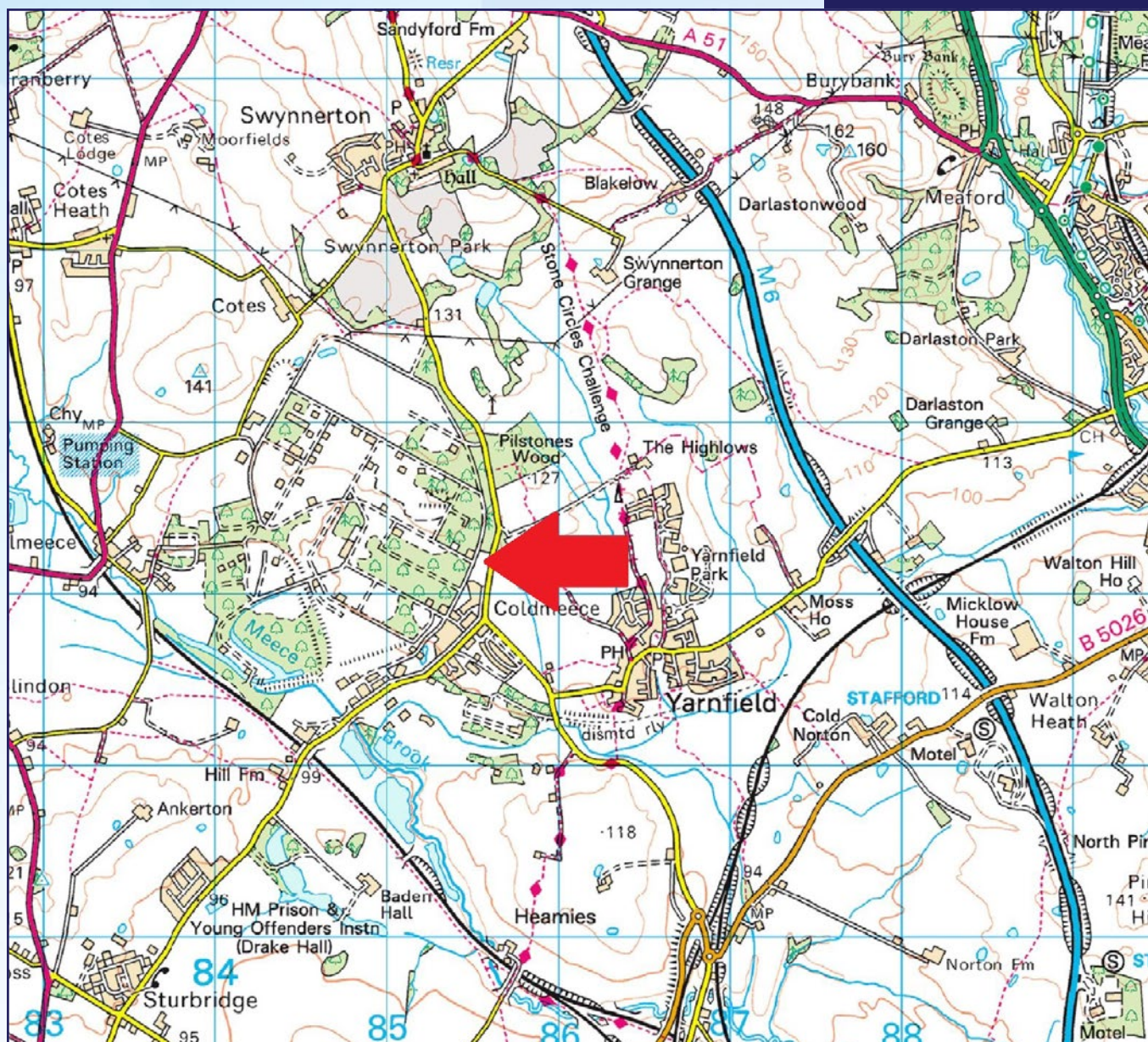
The property is located within the former MOD complex currently occupied by Orbital Gas Systems. The property is within a secure gated site and accessed via Swynnerton Road in Cold Meece providing access to the M6.

The M6 motorway junctions 15 and 14 are within 6 miles North and South of the site.

The A51 is also situated 3 miles to the North providing links to the wider Shropshire and Staffordshire areas.

DESCRIPTION

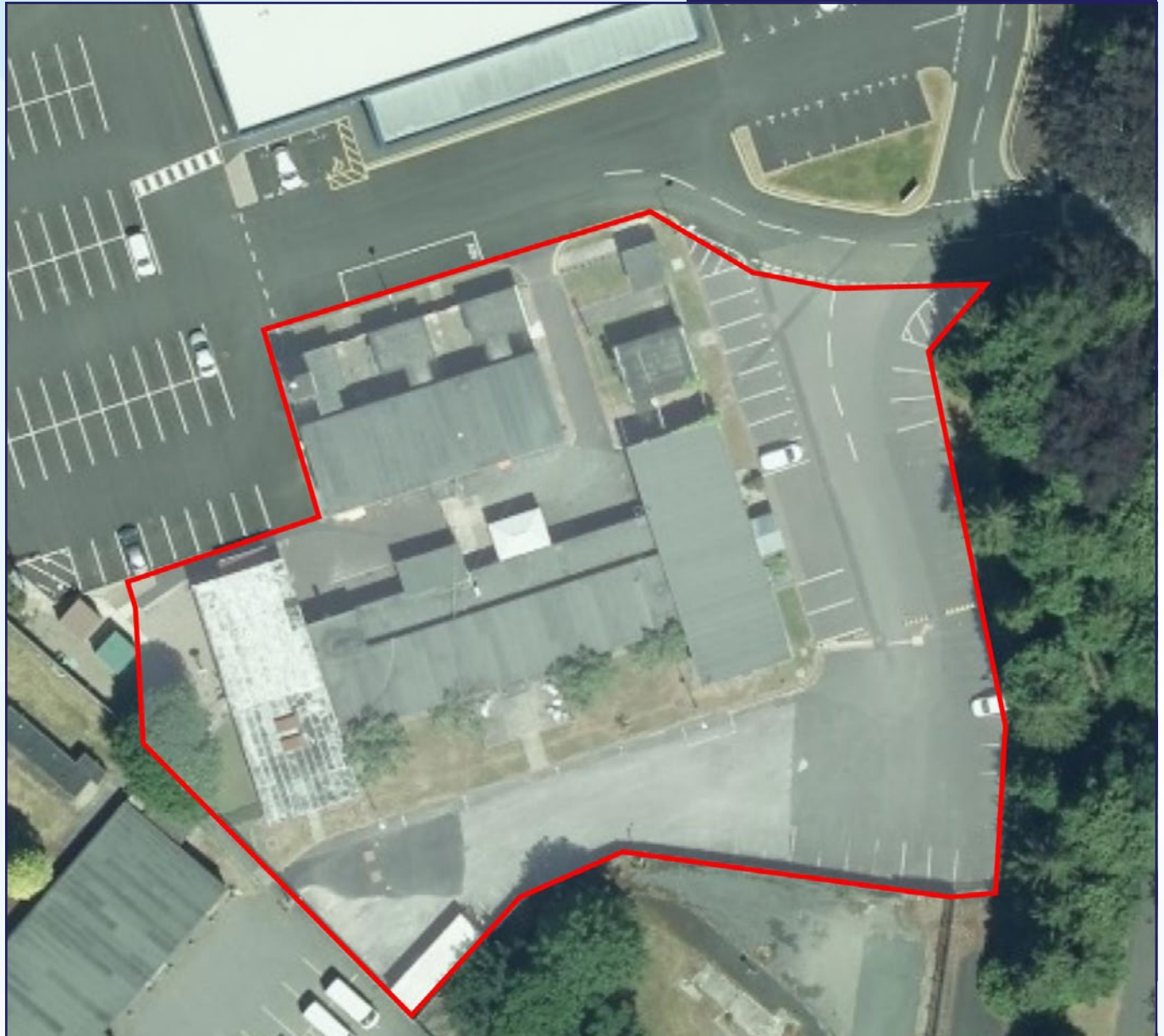
The property comprises a single storey, brick built office building with a mixture of open plan / partitioned office and workshop space. The space has recently been refurbished and benefits from gas central heating, suspended ceilings with recessed fluorescent lighting and carpeted floors. There are also WCs and a canteen area. Externally, there is car parking spaces to the front and side of the building.



ACCOMMODATION

	SQ M	SQ FT
Main Building	661.85	7,124
Workshop	223.09	2,401
Storage	73.58	792
TOTAL Approx. Net Internal Area	958.52	10,317

Approx. Site Area – 1.08 acres (0.44 hectares)



TENURE

A new full repairing and insuring lease is available on terms to be agreed.

Alternatively, the owner may consider a sale on a long leasehold basis.

RENT / PRICE

Rent - £65,000 per annum exclusive.

Price - on application.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas within the building and the site. Further details are available upon request.

BUSINESS RATES

Interested parties are to make their own enquiries with Stafford Borough Council for further information (01785 619000).



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.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (71)

LEGAL COSTS

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing / leasing entity.

VAT

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1119

Date: 05/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

