

# CROSS DOCKED DISTRIBUTION WAREHOUSE – ACTON GATE, J13 M6 STAFFORD, ST18 9AR

TO LET - 474,593 SQ FT (44,091.13 SQ M)







## Opportunity

Modern Cross Docked warehouse available by way of an assignment/sub lease expiring on 25th Dec 2026 and offering a short-term warehouse opportunity.

## Brief Property Highlights

- Cross Docked
- 46 dock level access doors
- 6 ground level access doors
- 7m-12m eaves height
- Sprinklered warehouse (part in rack)
- New LED lighting
- Racking (by negotiation)
- 3 storey main office accommodation plus dispatch offices
- Staff and welfare facilities
- 360 degree circulation
- 40m and 50m yards
- 180 HGV parking area (upto 100m depth)
- 500 car spaces
- VMU
- Gatehouse
- Located next to J13 M6

### Location

Acton Gate is prominently located next to J13 M6 motorway off the A449, approximately 2 miles south of Stafford.

Stafford is located 28 miles north of Birmingham and 58 miles south of Manchester.

Junction 13 of the M6 provides direct access to the national motorway network including the M5, M6 Toll and M40, as well as being close to the A5 trunk road via J12 to the south.

## Availability

The property will be available for occupation in Spring 2021 and for further information or to arrange an inspection please contact the following:

#### Contacts

#### John Sambrooks

Mobile. +44 (0)7919 624 512 jsambrooks@geraldeve.com

## Jon Ryan-Gill

Mobile. +44 (0)7961 820 757 jryan-gill@geraldeve.com

#### Sam Pearson

Mobile. +44 (0)7557 587 826 spearson@geradeve.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.

4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued August 2020.

Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.