

RORY MACK

ASSOCIATES



**UNITS 1 & 2 CHURCH FARM,
CHURCH LANE, NORBURY,
STAFFORD, ST20 0PB**

**TO LET
FROM:
£12,000 PAX**

- Brand new storage units
- 2 x 1,657 sq ft (GIA) units available
- Steel portal framed units with electric roller shutter access
- Staff parking available directly in front of the unit
- EPC – TBC



UNITS 1&2 CHURCH FARM

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GENERAL DESCRIPTION

Two brand new steel portal framed storage units built on the edge of a working family farm. The units have been built to a high standard with part concrete paneled and metal profile elevations and pitched roof surfaces with approx. 15% skylight coverage. Both units have 18' roller shutter clearance and 22' 0" clearance to eaves, LED lighting and concrete hardstanding to the front with ample space for HGV deliveries or parking. The units can be rented separately or together providing up to 3,314 sq ft in total.

The units were constructed under Planning Application No 22/36318/FUL, granted by Stafford Borough Council in May 2023 and are classified as an 'agricultural barn' so any proposed use of a more conventional commercial purpose will require change of use.

LOCATION

Church Farm is located off Pinfold Lane in the centre of the village of Norbury accessed off the A519. Norbury is 5 miles northeast of Newport and 10 miles west of Stafford.

SERVICES

We understand that mains drainage and electricity is available. Both units have access to 3 phase electricity. There are no internal toilets and a shared WC will be erected by the owner in time for the new tenant taking occupation. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

The units are currently classed as agricultural and therefore do not have a business rates assessment. One will be done if the new occupier has a commercial use for the unit(s).

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the incoming tenant contributing £300 + VAT towards the cost of preparing the lease.

ACCOMMODATION

Warehouse One:

Floor area:	1,657 sq ft	£12,000pa
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Warehouse Two:

Floor area:	1,657 sq ft	£12,000pa
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Total GIA:	3,314 sq ft
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ANTI MONEY LAUNDERING REGULATIONS

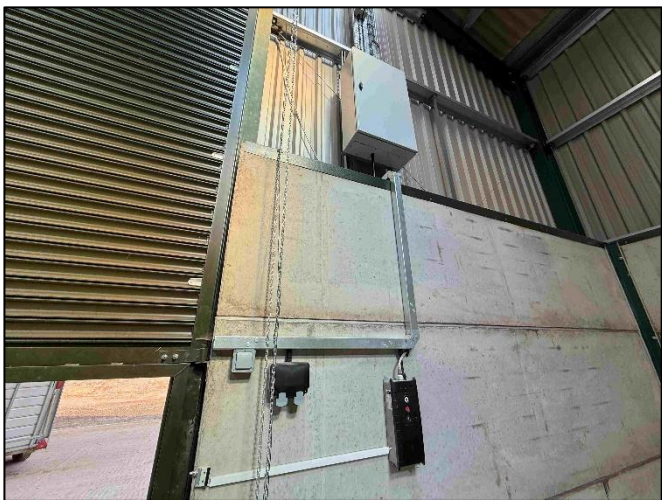
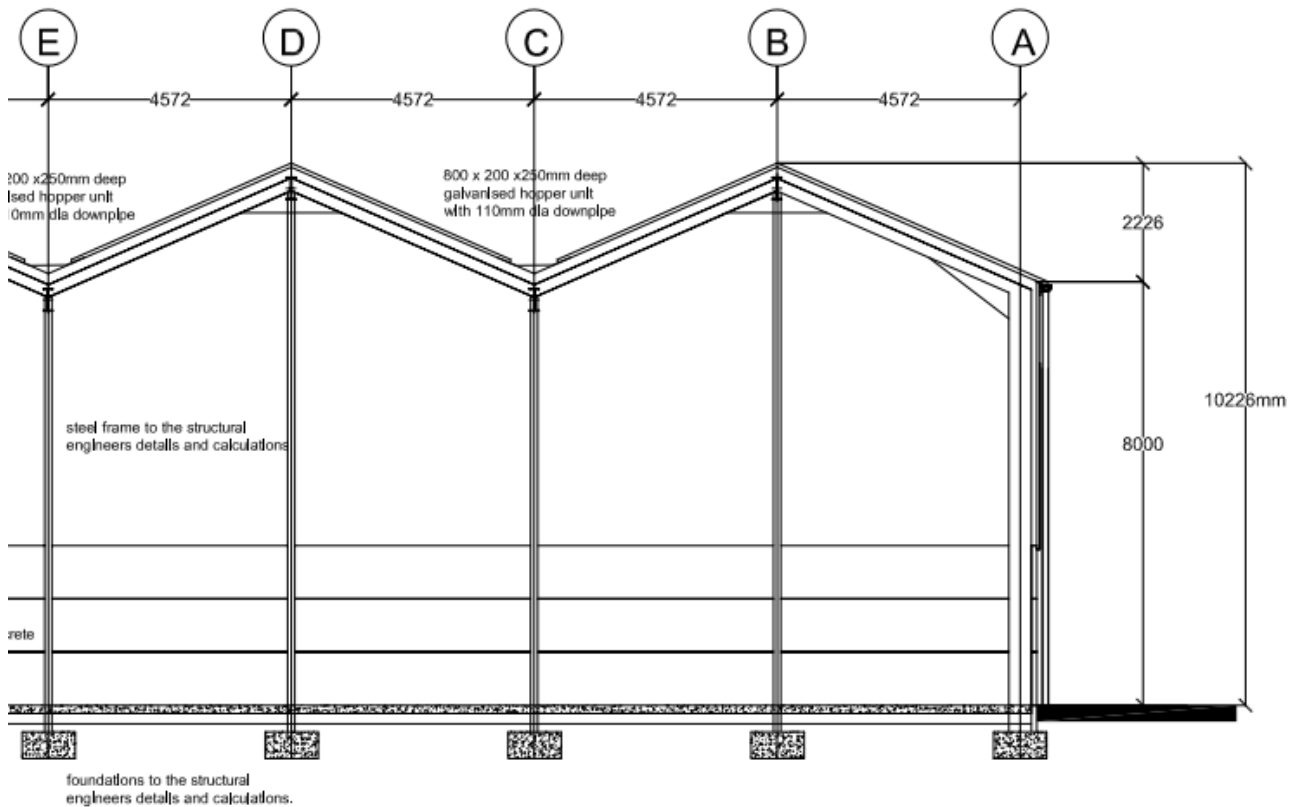
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



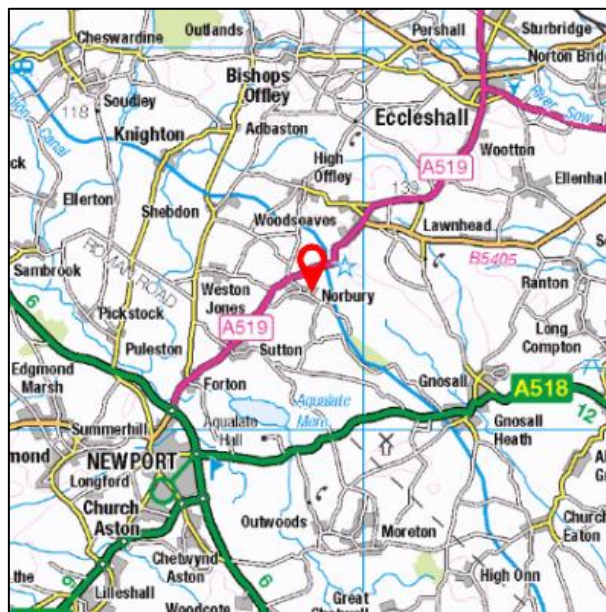
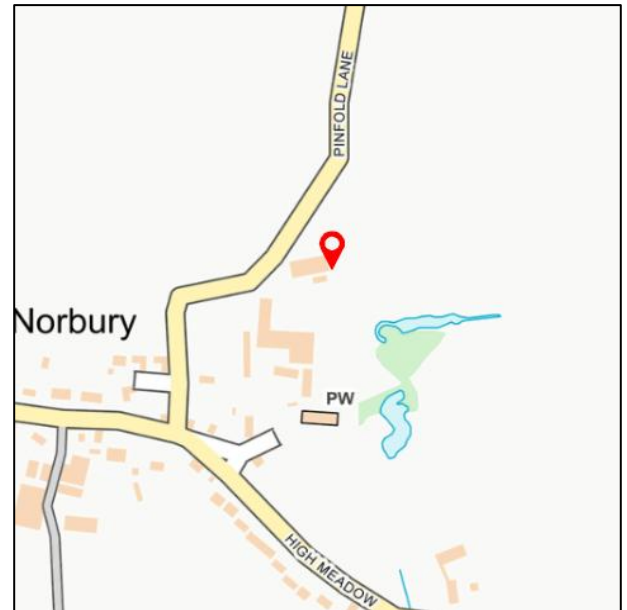
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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