

TO LET

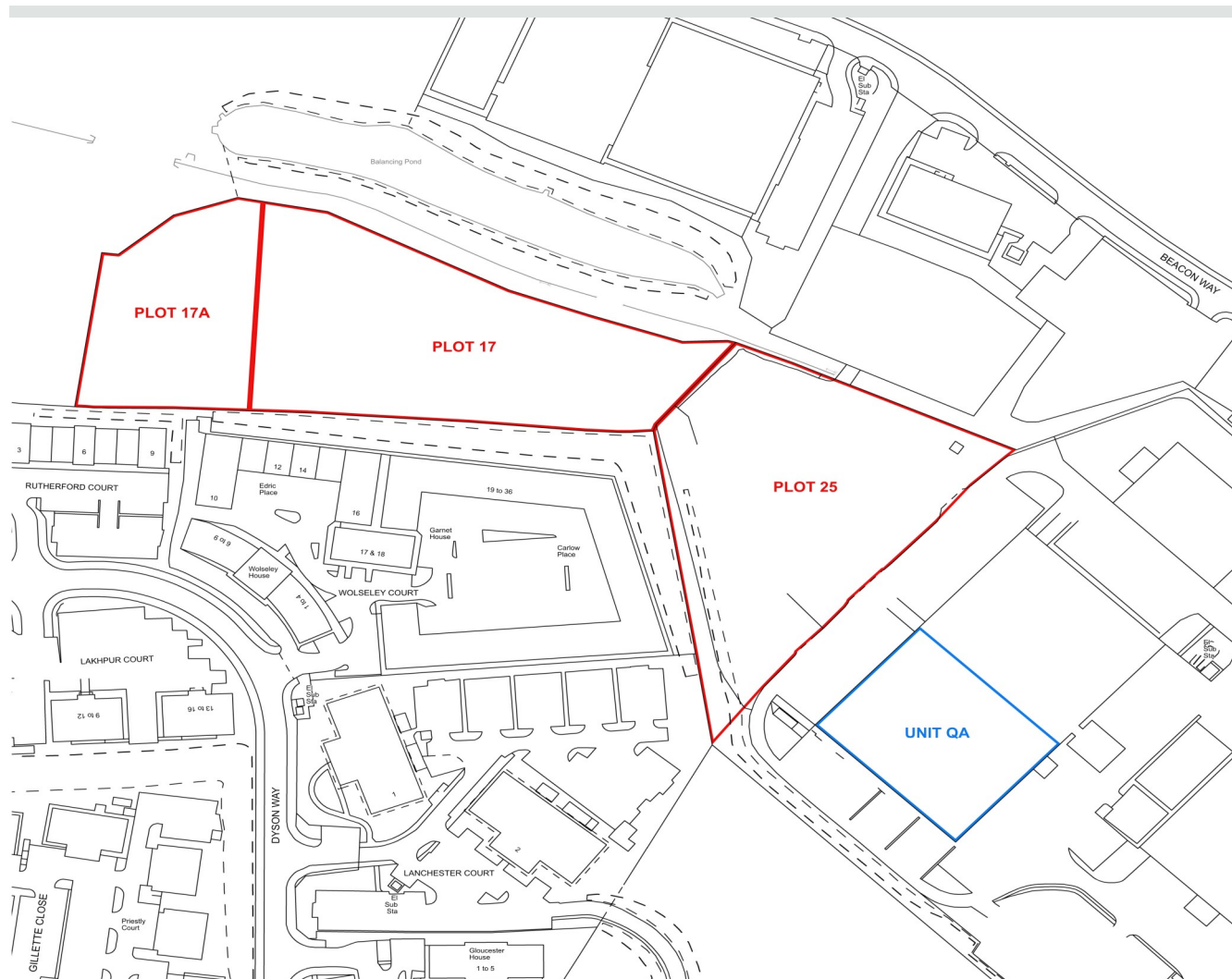
Secure Vehicle Compounds

rapleys.com
0370 777 6292

Plots 17, 17A and 25 Beacon Business Park,
Stafford, Staffordshire, ST18 0WL

CONTACT **Thomas Fagan**
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Secure Vehicle Compounds

Located just off the A518

10 Minutes from the M6

Up to 5.04 acres (2.039 Hectares)

Compounds ranging from 1.23
acres to 2.09 acres.

Additional workshop and office
accommodation of circa 19,179
sq. ft. (edged in blue) is also
available.



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Location

The subject sites are situated at Beacon Business Park, 3 miles north east of Stafford town centre. The sites are located just off the A518 and junction 14 of the M6 is 10 minutes north west.

The immediate surrounding area is generally commercial in nature and consists of predominantly industrial accommodation. A small parade of shops which includes **Co-Op foodstore** and **Subway** front the A518 together with a **Costa Drive Thru** and Pub/ restaurant.

Description

The sites consists of 3 separate compounds varying in sizes from 1.23 acres to 2.09 acres. The land was previously used for vehicle storage and has 24 Hour security.

The plots are secured by perimeter fencing, broadly level and of varying sizes with the potential to split subject to consent.

There is further a possibility to acquire a work shop with office accommodation within the vicinity of Circa 19,179 Sq. ft. edged in blue on the front page plan.

Accommodation

The sites extend to the following areas:

	Hectare	Acre
Plot 17	0.70	1.72
Plot 17A	0.50	1.23
Plot 25	0.85	2.09
Total	2.04	5.04



The site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Tenure

Leasehold. Please note, the freehold is **not** available.

The demised site is that edged red on the above plans, that edged blue is the additional Workshop and Office accommodation.

Terms

The compounds are available on new subleases until 29 August 2025 on terms to be agreed. A longer term may be possible by separate negotiation with the landlord.

Rating

We understand that the compounds, together with an additional compound which is being retained by our client, are assessed as a single hereditament with Rateable Value of £34,000. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.



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