

RAPLEYS

TO LET

Workshop with Office Accommodation

rapleys.com
0370 777 6292

Unit QA and QA1 Beacon Business Park, Stafford,
Staffordshire, ST18 0WL

CONTACT **Thomas Fagan**
07387 025337 | thomas.fagan@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com



Large workshop with additional
Office Accommodation

Located just off A518

10 minutes from the M6

18 work stations

19,179 sq ft (1,782 sq m)

Possibility to acquire up to 5.04
acres of the Adjacent Secure
Compound (edged red in the
below plans)

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Location

The subject property is situated at Beacon Business Park, 3 miles north east of Stafford Town Centre. The Property is located just off the A518 and 10 minutes south east of Junction 14 of the M6.

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 subject property comprises of a workshop with additional office space most recently occupied by a **Mercedes-Benz** franchisee. Within the workshop there is capacity for 18 workstations.

In addition to the workshop there is a canteen area towards the rear, ancillary storage, office accommodation and W/C facilities.

There is also an opportunity to acquire up to 5 acres of open, secure storage which is also available.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	1,591.0	17,126
Ancillary	60.5	651
Offices	130.3	1,402
Total area	1,782	19,179



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate Gross Internal Area basis and must be verified by interested parties. Unless otherwise stated, 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 Property is shown edged in blue on the plan opposite. Please note the compounds edged in red are also available separately.

Terms

The property is available on a new sub-Lease until 25th of August 2025 on terms to be agreed. A longer term may be possible by separate negotiation with the landlord.

Rating

We are advised that the Rateable Value for unit QA is £51,000 and the UBR for 2022/23 is 50.1p in the £. Unit QA1 has a rateable value of £3,600 and the UBR is 49.9p in the £. 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](#).

Energy Performance

Energy Performance Asset Rating: C

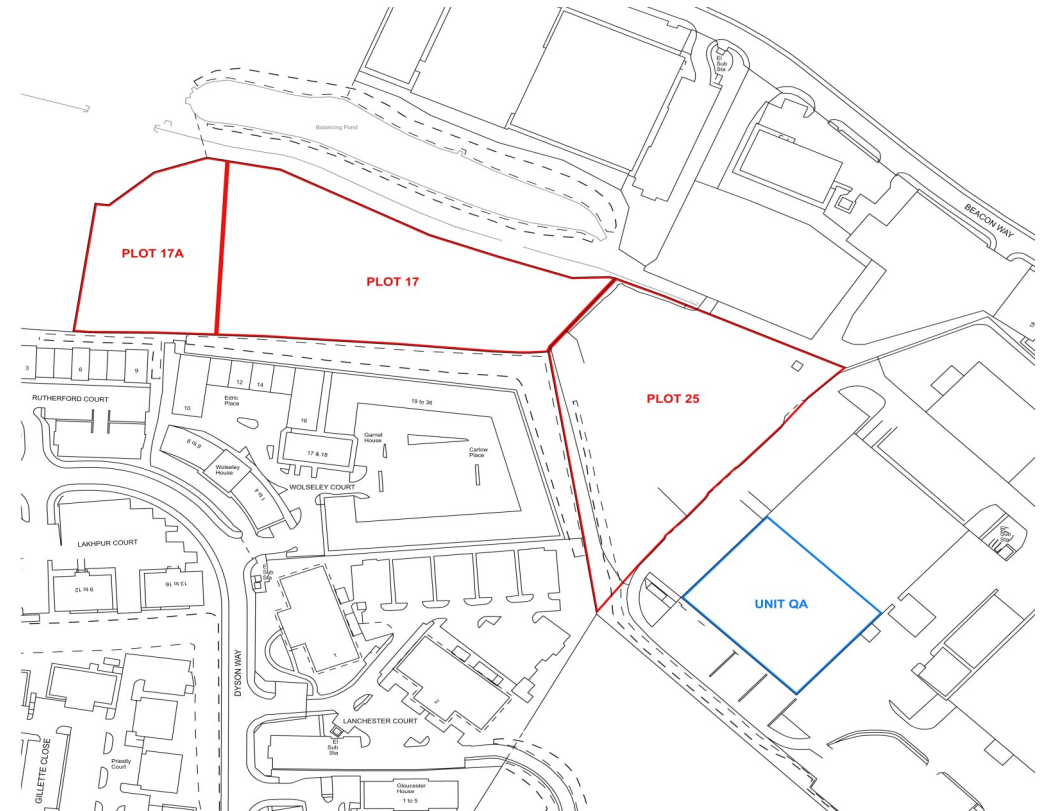
VAT

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.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in May 2022



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