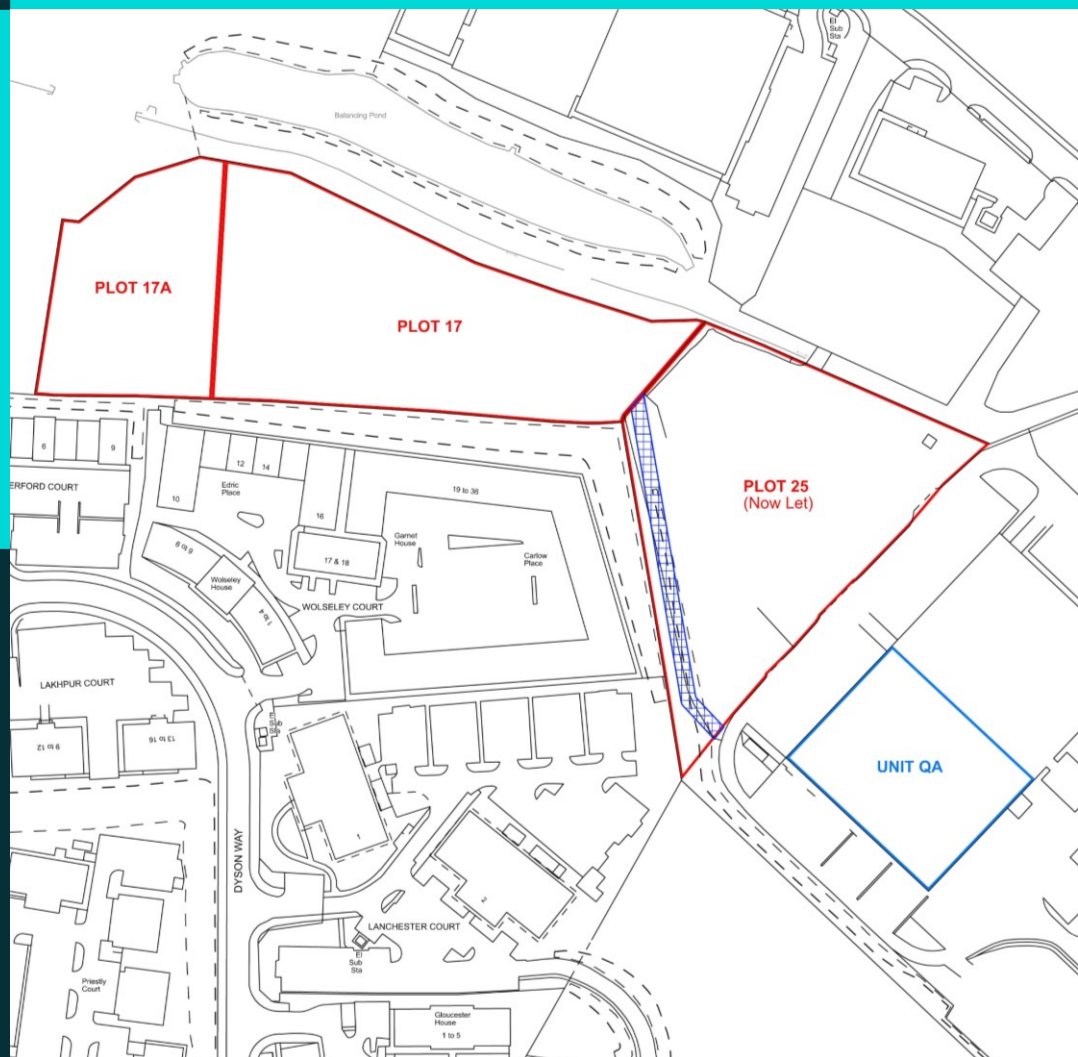


## TO LET

# Secure Vehicle Compounds

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



### Contact

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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 include Co-Op food store and Subway front the A518 together with a Costa drive-thru and pub/restaurant.

## Description

The site consists of two separate compounds, plot 17 and 17A, extending to 1.72 acres and 1.23 acres respectively. The land was previously used for vehicle storage and has 24-hour security. Plot 25 has recently been let to a caterpillar hire company, a right of way can be seen edged blue on the map on page 1.

The plots consist of hardstanding, broadly level ground and are secured by perimeter fencing. There is potential to split, subject to consent and individual tenant requirement. There is further possibility to acquire a workshop with office accommodation within the vicinity of circa 19,179 sq ft edged in blue on the plan on the front page.

## 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 a Rateable Value of £34,000 and the UBR for 2022/23 is 49.1p 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.

## Tenure

Leasehold. Please note, the freehold is not available.

The demised site is that edged red, annotated 'plot 17' and 'plot 17a' on the plans, the edged blue is additional workshop and office accommodation available under separate lease terms.

## 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.

## 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.

## Secure vehicle compounds

**Located just off the A518**

**10 minutes from the M6**

**Up to 1.19 ha (2.95 acres)**

**Compounds ranging from 1.23 acre to 1.72 acres**

**Additional workshop and office accommodation of circa 19,179 sq ft (edged in blue on page 1) is also available**



## Accommodation

The sites extend to the following areas:

	Hectare	Acre
Plot 17	0.70	1.72
Plot 17A	0.50	1.23
<b>Total Site Area</b>	<b>2.04</b>	<b>2.95</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal 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.



Total Site Area

2.04 hectares

**2.95** acres





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