

# to let

New Business/Trade Counter Unit

320 m<sup>2</sup> (3,450 ft<sup>2</sup>)



Unit C  
Nursery Lane  
Stafford  
ST16 2TE

- High Quality Specification
- 8 Parking Spaces
- Fantastic Location
- Fully Open Plan Interior
- Opposite The Range Warehouse

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated on the corner of Nursery Lane and Greyfriars Way, just off the A34 Greyfriars, close to an extremely busy roundabout junction where McDonalds, Ford, Shell and Enterprise are positioned. Other notable nearby occupiers include; National Tyres, Dunelm, Farmfoods and The Range Warehouse is directly opposite the property.

The unit is located to the north of Stafford Town Centre and the M6 Motorway can be reached within 3 miles.

## Description

We are delighted to offer for rent this newly formed business/trade counter unit, that is part of a brand new scheme, that includes Enterprise Rent-A-Car.

The unit has an impressive wide frontage with a roller shutter loading door and full height glazed personnel doors with windows to either side and separate window overlooking Greyfriars Way.

The unit is constructed of a steel frame with brickwork front elevation.

Internally the main floor space is completely open plan, making it flexible and suitable for a variety of uses. Wc facilities are provided.

There is forecourt parking to the front, where 8 car parking spaces are allocated.

## Accommodation

Gross Internal Area

<b>Total</b>	<b>320 m<sup>2</sup></b>	<b>3,450 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

## Rates

To be assessed.

## Lease Terms

A new Lease is available direct from the Landlord for a minimum 3 year term, on a tenants full repairing and insuring basis, incorporating periodic upward only rent reviews.

## Rental

£35,000 per annum plus VAT.

## VAT

The property is VAT registered and VAT will be charged at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates                      rbates@morganwilliams.com

For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC –Available on Request**

## E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
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