

# FOR SALE

SELF-CONTAINED INDUSTRIAL / WAREHOUSE PREMISES

UNIT ON EMERALD WAY, STONE BUSINESS PARK, STONE, STAFFORDSHIRE, ST15 0SR



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# INDUSTRIAL / WAREHOUSE PREMISES

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## LOCATION

The property is situated on Emerald Way on Stone Business Park, in close proximity to the A34 dual carriageway which provides access to the local and regional road network including Junctions 14 & 15 of the M6 Motorway which are located approximately 5.2 and 8.0 miles distant respectively. Stone town centre is located approximately 1.8 miles distant.

Stone Business Park is an established and popular commercial location with a number of local and national occupiers present. Surrounding occupiers include Owlett-Jaton, Blancomet, Royal Mail and DPS Tableware.

## DESCRIPTION

The property comprises of a self-contained industrial premises with adjoining offices and stores of steel portal frame construction on a large regular shaped site which provides scope for future development. The premises briefly benefits from the following specification:

- Site Area of 1.91 Acres – Overage of 0.37 Acres
- Warehouse Eaves Height of 8.0 Meters
- Two Electric Surface Roller Shutter Doors
- Car Parking for Circa 90 Vehicles
- Staff Welfare Facilities
- LED Lighting

ACCOMMODATION	SQ M	SQ FT
Warehouse	1,127.10	12,132
Offices / Stores	1,341.70	14,442
<b>Total</b>	<b>2,468.80</b>	<b>26,574</b>

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## TENURE

The property is available to purchase on a freehold basis with vacant possession.

## PRICE

£2,500,000 exclusive of VAT.

## EPC

The property has an EPC rating of C - 63.

## RATING ASSESSMENT

The rating assessment in the VOA listing for April 2023 is £124,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

## VAT

All prices are quoted exclusive of VAT which may be applicable.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.



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## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

## CONTACT

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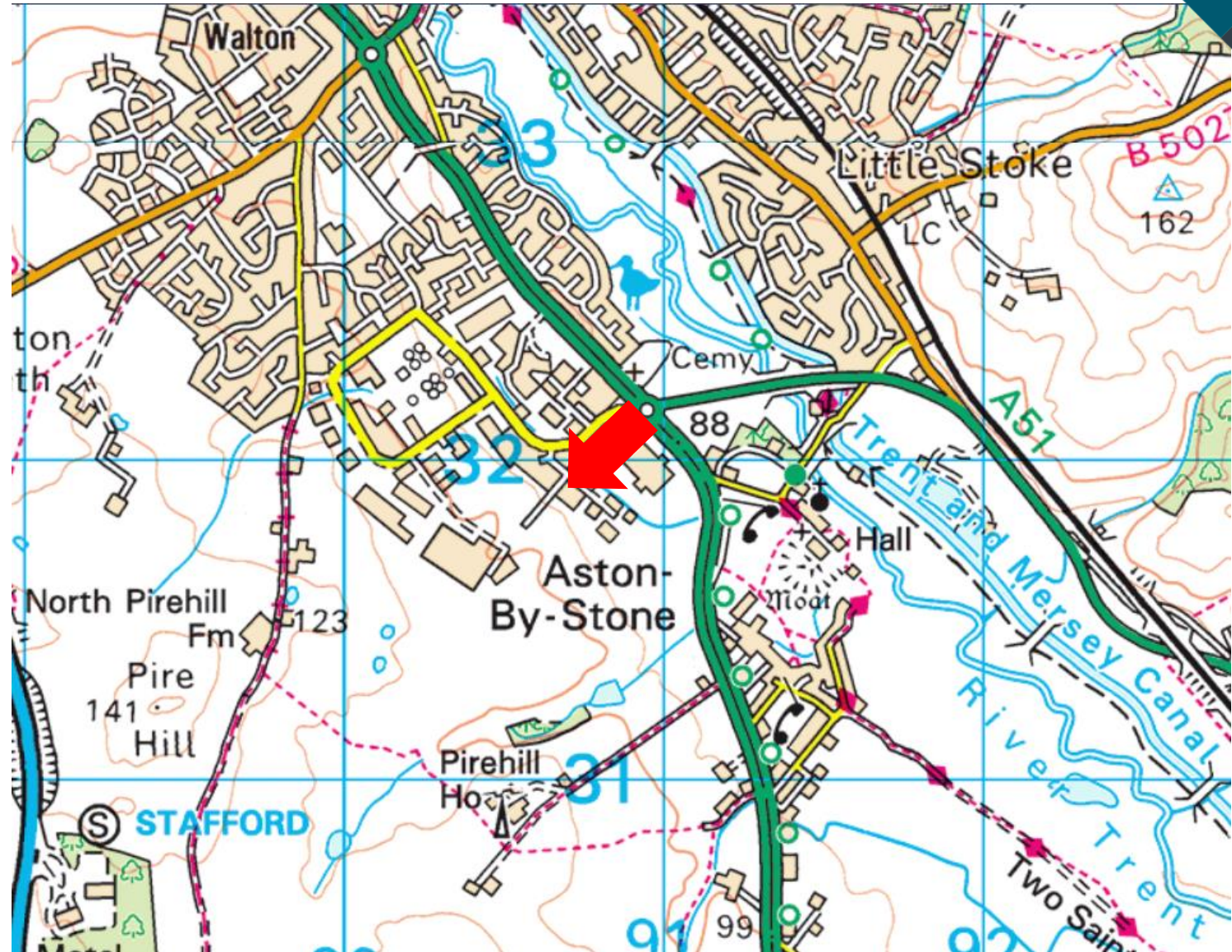
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## Commercial Agency

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## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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## Property Consultancy

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