



Unit 3, Norbury House Farm, Norbury Stafford, ST20 0PB

- Light industrial/storage unit extending to 1,800 sq ft (167.20 sq m)
- Plus mezzanine floor extending to 1,600 sq ft (148.64 sq m)
- Shared WC and canteen facilities on site and car parking
- Located within 0.5 miles of the A519 and 3.5 miles from Newport

Unit 3, Norbury House Farm, Stafford

LOCATION

The property is situated in the small village of Norbury in Stafford, approximately 3.5 miles northeast of Newport in Shropshire. Norbury lies within 0.5 miles of the A519 trunk road, which provides road links to Eccleshall and the M6 motorway to the northeast, and through to Stafford in the east via the A518 at Newport or A5013 at Eccleshall. The M54 is only 10 miles to the south at Cosford.

Unit 3 forms part of a small complex of converted business units at Norbury House Farm. The immediate surrounding area is rural and the unit is set within a quiet working farm yard.

DESCRIPTION

The property comprises a self-contained business unit within a small development of light industrial and storage units/former barns at Norbury House Farm.

Unit 3 is a steel portal frame unit with corrugated metal sheet cladding to the elevations beneath a pitched, cement fibreboard roof. It has a pedestrian access and roller shutter to the front elevation.

The unit also benefits from a 1,600 square foot mezzanine floor creating a gross floor space of 3,400 square feet.

The complex includes shared WC and canteen facilities and car parking is available on site.

ACCOMMODATION

Unit 3	1,800 sq ft	157.20 sq m
Plus mezzanine	1,600 sq ft	168.66 sq m
Total Area	3,400 sq ft	325.86 sq m

SERVICES

We understand that a 3-phase electricity is supplied to the unit, which will be sub-metered from the landlord's mains supply and re-charged to the tenant based on meter readings.

PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).



TENURE

Leasehold: The property is available to let based on a new FRI lease on terms to be agreed.

RENT

The quoting rent is £12,500 per annum exclusive.

SERVICE CHARGE

A service charge is included in the rent, which covers the cost of water, cleaning and maintenance of the shared facilities.

LOCAL AUTHORITY

Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ
Tel: 01785 619000

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

Unit 3 has an energy rating of D.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Sam Dolphin

Direct Line: 01952 521004

Mobile: 07902 754 139

Email: sam@andrew-dixon.co.uk

Ref: SJD/3669

What's this?



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Printcode: 202626



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