



Unit A-B, Norbury House Farm, Norbury Stafford, Staffordshire, ST20 0PB

- Single storey light industrial/storage premises
- Extending to approximately 1,599 sq ft (148.56 sq m)
- Rural location on quiet working farmyard
- Shared WC, canteen and on site parking

Unit A-B

Norbury House Farm

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.

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

DESCRIPTION

The property forms part of a small complex of light industrial and storage units accommodated within a development of former brick built barns beneath a pitched roof, which were originally utilised by Norbury House Farm but are now redundant. The barns have been redeveloped to provide four self-contained units.

Unit A-B comprises two adjoining units, which have been combined to provide a single workshop/storage premises. The accommodation is basic, arranged over a single storey with its own pedestrian entrance.

The complex includes shared WC and canteen facilities, which the tenants are required to pay a contribution towards.

Outside, car parking is available on site.

ACCOMMODATION

| | | |
|----------|-------------|-------------|
| Unit A-B | 1,599 sq ft | 148.56 sq m |
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SERVICES

We understand the electricity will be sub-metred to the unit from the landlord's supply. The landlord will recharge the costs based on individual 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).

LOCAL AUTHORITY

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



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TENURE

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

RENT

The quoting rent is £5,400 per annum exclusive.

SERVICE CHARGE

A modest service charge will be levied by the landlord to cover the costs of water, cleaning and maintenance of the shared WC and canteen facilities.

BUSINESS RATES

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

ENERGY PERFORMANCE CERTIFICATE

Unit A-B 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.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3669



Printcode: 202332

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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