



## Unit 2 Kingsmead Retail Park, North Walls, Stafford, Staffs, ST16 3AD

- Retail Warehouse Adjacent to B&M, Pets at Home & Aldi
- Accommodation from 1,438 sq ft (133.6 sq m) to 9,500 sq ft (882.6 sq m)
- Immediate Availability
- 450 Free On-Site Car Parking Spaces



Printcode: 2023216

# Unit 2 Kingsmead Retail Park North Walls, Stafford

## LOCATION

Kingsmead Retail Park is situated just off the main A34 on the edge of Stafford town centre. Stafford has a catchment of over 177,000 people within a 20 minute drive time of the Park and benefits from both a north and south junction of the M6 motorway (Junctions 13 & 14). Stafford itself is situated approximately 17 miles equidistant between Stoke on Trent to the north and Wolverhampton to the south.

## DESCRIPTION

The property comprises a brand new retail warehouse offering up to 9,500 sq ft (882.6 sq m) of space. There is potential to split the unit into smaller sizes by negotiation. Kingsmead Retail Park comprises a retail warehouse development constructed in around 2016. It benefits from 450 free on-site car parking spaces and Unit 2 is adjacent to B&M, Just for Pets and Aldi. There is also a McDonalds restaurant and drive-thru on site.

## ACCOMMODATION

All measurements are approximate:

**Gross Internal Area 9,500 sq ft (882.6 sq m)**

Possibility to split as follows:

<b>Unit 2A</b>	5,000 sq ft	464.5 sq m
<b>Unit 2B</b>	1,438 sq ft	133.6 sq m
<b>Unit 2C</b>	1,438 sq ft	133.6 sq m
<b>Unit 2D</b>	1,615 sq ft	150.0 sq m

## RENT

£133,000 pax plus VAT for the whole unit. Rent for the smaller areas will be quoted on an individual basis.

## VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

## LEASE

The property is offered on a new 10 year lease with a 5 year rent review.

## TERMS

Full repairing and insuring basis.

## SERVICE CHARGE

We understand that a service charge is levied on the site. This is currently approximately £1.20 per square foot per annum.

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



## FURTHER INFORMATION

A security bond will be taken.

## PROPERTY REFERENCE

CA/BP/2230/KMC

## LOCAL AUTHORITY

Stafford Borough Council - Tel: 01785 619000.

## RATEABLE VALUE

To be assessed.

## RATES PAYABLE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

## LEGAL COSTS

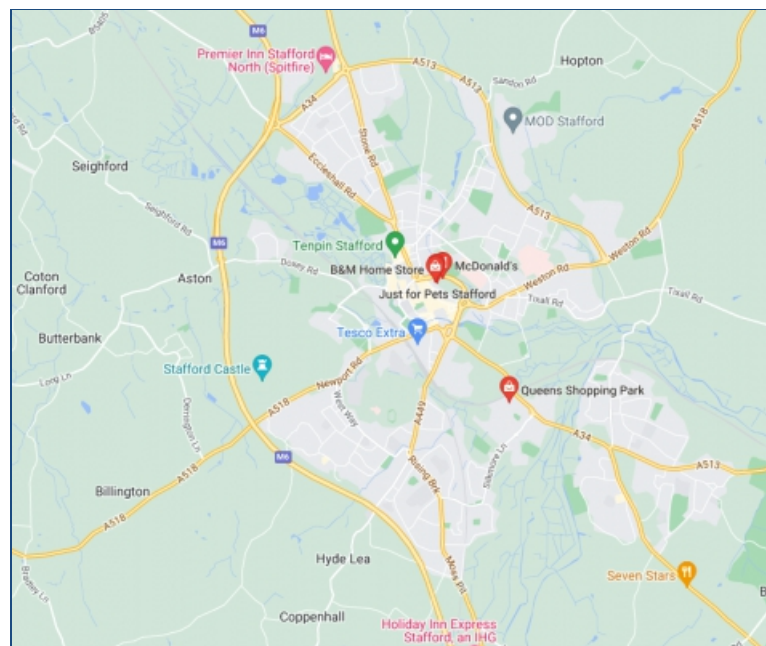
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

## AVAILABILITY

Immediate.

## VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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