

TO LET



- Jct 14 M6 Stafford - 6 miles
- 1 ground level door
- Eaves height 3.92 - 6m
- Good car parking
- Offices - ground and first floor 1,552 sq ft
- Established industrial estate

UNIT 15B
RALEIGH HALL INDUSTRIAL ESTATE
ECCLESHALL
ST21 6JL

Location

Raleigh Hall is a established industrial estate, 1 mile north east of Eccleshall town centre, with good transport links to the national motorway network. Junction 14 of the M6 is approximately 6 miles distance via the A5013 and A519 and Junction 15 of the M6 is 9 miles north of the building via the A5199.

Description

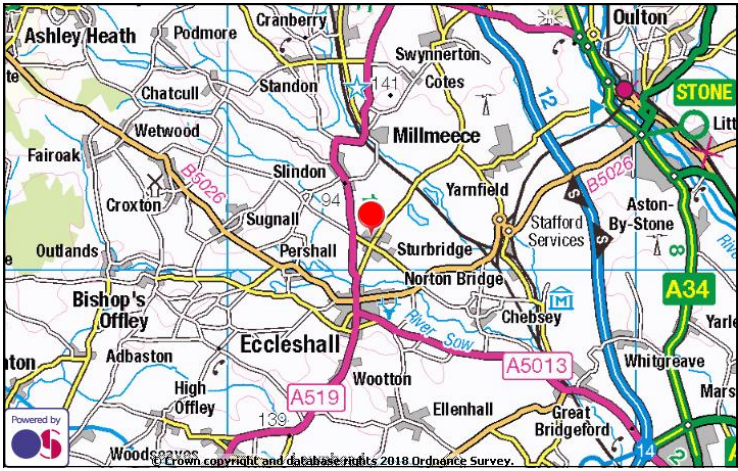
End of terrace modern industrial unit. The unit benefits from a ground level electric loading door and separate pedestrian access. The steel portal frame building offers an eaves height from 3.92 m to 6 m. The unit benefits from:

- 2 storey offices 776 sq ft per floor
- Kitchenette
- Oil fired radiator heating
- Suspended ceiling
- Recessed lights
- Carpet tiles

Accommodation

We set out below the approximate GIA floor areas:

Description	Sq M	Sq Ft
Warehouse	187.8	2,022
Ground Floor Office	72.1	776
First Floor Office	72.1	776
TOTAL (GIA)	332.0	3,574



Tenure / Rent

The premises are available on a new flexible lease, rent on application.

In addition the tenant is responsible for repayment of insurance and Estate Service Charge.

Rates

Rateable value 2019 - £10,238

Prospective occupiers are recommended to make their own enquiries to confirm rating figures.

EPC

EPC Rating—To be assessed.

VAT

VAT will be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By prior arrangement through the sole agents.

AVISON YOUNG

Orchard Court, Binley Business Park
Coventry, CV3 2TQ

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Robert Rae, Managing Director & Principal
T 024 7663 6888
M 07860 398 744
robert.rae@avisonyoung.com

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