

SHACKLETON WAY, STAFFORD, ST16 1GW

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AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

NEW INDUSTRIAL / LOGISTICS UNIT OF 66,738 SQ FT (6,200 SQ M)

ERGO 66

SHACKLETON WAY, STAFFORD, ST16 1GW





Overview

Ergo 66 comprises a brand new speculatively built industrial/warehouse unit which is available for immediate occupation. The unit is of a steel portal frame construction with profile clad elevations and insulated profile clad roofs. It has been completed to a high quality sustainable specification, with an EPC Rating of A.

Features



EPC RATING – A



2 EV CHARGING POINTS



50M YARD DEPTH



6 DOCK LEVEL DOORS



2 LEVEL ACCESS LOADING



10M TO HAUNCH



Building Specification

ERGO 66

Ground Floor Warehouse 62,128 Sq Ft (5,771 Sq M)

First Floor Offices 4,610 Sq Ft (428 Sq M)

Total GIA 66,738 Sq Ft (6,200 Sq M)

Specification

- 6 dock level doors
- 2 level access doors
- 10m haunch height
- Floor loading 50KN/m2
- 82 parking spaces plus 4 disabled spaces
- 4 HGV spaces
- Cycle parking
- 2 EV charging points
- First floor offices
- 6 person passenger lift

KEY



Development boundary

Warehouse building



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Location

Ergo 66 is located approximately 1 mile from Junction 14 of the M6 Motorway. Junction 14 provides motorway access to Stoke on Trent and Manchester to the north and Birmingham and the M6 Toll to the south.

The unit is located off Shackleton Way in an established distribution location 1.5 miles north of Stafford town centre. Occupiers in the surrounding location include iforce, Screwfix, Altecnic, Culina Logistics and Saint-Gobain. The business park benefits from a range of amenities to include a Premier Inn Hotel and The Shire House and Brewers Fayre Pubs.

Drive times

LOCATION	MILES	MINS
J14 OF M6	1	2
STAFFORD	1.5	4
STOKE	14.4	25
WOLVERHAMPTON	19	30
TELFORD	23.4	40
CREWE	27.2	40
BIRMINGHAM	30.7	41
DERBY	34.6	54
BIRMINGHAM AIRPORT	42.7	54
MANCHESTER AIRPORT	49.3	63
MANCHESTER	54.5	70

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Planning

We understand that the property has planning consent for the Use Classes E, B2 & B8.

EPC

The property has an EPC rating of A.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT

All figures are subject to VAT where applicable.

Services

All mains services of electricity, gas and water will be connected to the building.

Contact



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