



## FEATURES

- Online auction date 9 & 10 December
- Showroom and workshops
- Prominent road frontage
- Suitable for owner-occupier or investors
- Freehold
- Guide price £450,000+
- Large modern warehouse and showrooms
- Total square footage of 14,650
- Excellent transport connectivity
- Rear vehicular access

**Guide Price: £450,000+**

## Two industrial buildings

C G Chell, Sites 2 & 3  
25-27 Marston Rd  
Stafford  
ST16 3BS

## OVERVIEW

The property occupies a substantial and prominent site with extensive main road frontage to Marston Road, a key arterial route on the northern edge of Stafford's main town centre.

The location offers excellent transport connectivity. Marston Road provides direct access to the town's ring road, which in turn links to Junctions 13 and 14 of the M6 motorway, offering convenient access to the national road network.

Site 2 is a prominent two-storey mixed-use building fronting Marston Road. It includes a showroom with three large display windows, high-specification rear workshops with a gas blower heater, and first-floor office/ancillary space. This building benefits from separate utilities and is protected by a burglar alarm.

Site 3 is the principal warehouse; a modern, high-bay facility (800 m<sup>2</sup> including mezzanine) of brick and steel construction. It features excellent eaves height, multiple entry/exit points including two large roller shutter loading doors fronting Fancy Walk, and a designated mezzanine loading bay.

## Lot No.1

Auction date 9 & 10 December

### Site Area

Site 2 Showroom/workshops - 431.52m<sup>2</sup> - 4,645 ft<sup>2</sup>  
Site 3 Main floor space - 511.95 m<sup>2</sup> - 5,511 ft<sup>2</sup>  
Site 3 Mezzanine - 286.94 m<sup>2</sup> - 3,089  
First floor offices - 130.54 m<sup>2</sup> - 1,405 ft<sup>2</sup>  
Total site area - 1361 m<sup>2</sup> - 14650 ft<sup>2</sup>

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/4264-8945-6878-1731-9505>

### Tenure

Freehold with vacant possession - please see legal pack for further information.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

### Buyers Premium

3% (min. £4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

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