



FEATURES

- Auction Date: 3 & 4 September 2025
 - Substantial Freehold Complex
 - Modern High-Bay Warehouse
 - Diverse Income Potential
 - Prominent Road Frontage
- Total site area of approx. 0.50 acres
 - Mixed-Use Showroom Building
 - Secure Gated Yard & Parking
 - Multiple Access Points
 - Separate Utilities

Guide price: £795,000+

Industrial Units for Sale

C G Chell
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, with direct access to the town's ring road, which in turn links to Junctions 13 and 14 of the M6 motorway. Stafford railway station, a major interchange on the West Coast Main Line, is located less than a mile away. The immediate area is a vibrant mix of commercial and residential properties.

A rare and substantial freehold opportunity to acquire a versatile commercial complex comprising multiple buildings, workshops, and a secure yard, extending to a total floor area of approximately 1,781.91 m² (19,180 ft²) on a site of circa 0.5 acres.

The property has been assembled from four separate freehold titles to form a single, contiguous holding with significant frontages to Marston Road, Wright Street, and Fancy Walk. A major benefit is the recent legal consolidation of the site, which has incorporated a former public walkway back into the title. This allows the entire site to be securely fenced, enhancing security and providing potential for additional parking or storage.

Lot No. 1

3 & 4 September 2024

OVERVIEW CONTINUED

The holding features a mix of industrial, workshop, and showroom buildings, offering significant flexibility for an owner-occupier or an investor seeking multiple income streams across three distinct sites.

Site 1 features two detached industrial units within a secure, walled, and gated yard with parking. Building 1 is a warehouse of brick elevations and a corrugated sheet roof (250.11 m²) with two roller shutter doors and two personnel doors. Building 2 is a two-level workshop (170.85 m²) with a mezzanine and a chain-operated roller shutter.

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 m² including mezzanine) of brick and steel construction. It features excellent eaves height, multiple entry/exit points including two large display windows fronting Fancy Walk, and a designated mezzanine loading bay. This building is protected by both fire and burglar alarms and has separate utilities.

Floor Areas

| Description | M2 | FT2 |
|---------------------------------|----------|--------|
| Site 1 - Building 1 | 250.11 | 2,692 |
| Site 1 - Building 2 (Total) | 170.85 | 1,839 |
| Site 1 - Building 2 Mezzanine | 76.01 | 818 |
| Site 2 - Showroom & Workshops | 431.52 | 4,645 |
| Site 2 - First Floor | 130.54 | 1,405 |
| Site 3 - Main Warehouse (Total) | 800.89 | 8,600 |
| Site 3 - Mezzanine | 286.94 | 3,089 |
| Total | 1,781.91 | 19,180 |

Site Area

Total combined site area - approx. 0.50 acres (0.20 hectares)

EPC

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

Broadband Checker

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

Tenure

Freehold

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

Viewings

Please contact John Pye Property 0115 9706060 property@johnpye.co.uk

