



## FEATURES

- Online auction date 28 & 29 January 2026
- 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.7**

Auction date 28 & 29 January

#### 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.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.