TO LET

SERVICED OFFICE SUITES

TOLLGATE COURT BUSINESS CENTRE, TOLLGATE DRIVE, STAFFORD, STAFFORDSHIRE, ST16 3HS

mounsey
CHARTERED SURVEYORS

Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

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LOCATION

Tollgate Court Business Centre is situated on Tollgate Drive, a popular commercial location approximately 2.4 miles to the north of Stafford tow centre. The property benefits from strong road links being in close proximity to the A34 and Junction 14 of the M6 Motorway is located approximately 2 miles distant. Stafford train station is located 2.5 miles south.

DESCRIPTION - VIRTUAL TOUR

The property comprises a number of furnished / unfurnished office suites in various sizes arranged over ground, first and second floor within an impressive headquarter style office building.

Facilities Available -

- License fee and service charge
- Buildings Insurance
- Heating, lighting, utilities
- Furnished office space
- Welcoming reception
- Access to meeting rooms for hire
- Cleaning (communal areas)
- Use of common areas (Break Out Areas)
- 24/7 Secure Access
- Car-parking
- CCTV Security System

Tenants are responsible for their own internet and phone supplies.

TENURE

Terms are flexible and by negotiation.

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ACCOMMODATION

Suite	SQ. M.	SQ. FT.	PCM
GF A7	28.7	308	£410
GF A8 & 9	22.56	243	£324
GF A10	29.2	314	£419
F3	42.7	459	£612
F7	16.2	174	£232
F8	16.8	180	£240
S5	35	376	£501
S6	35	376	£501
S9	31.06	334	£445

LICENCE FEE

The licence fee is inclusive of service charge and building insurance. The service charge is levied to cover the upkeep, maintenance, and management of the common and external parts of the building. Further information is available upon request.

PLANNING

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICES

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VAT

All prices and rent are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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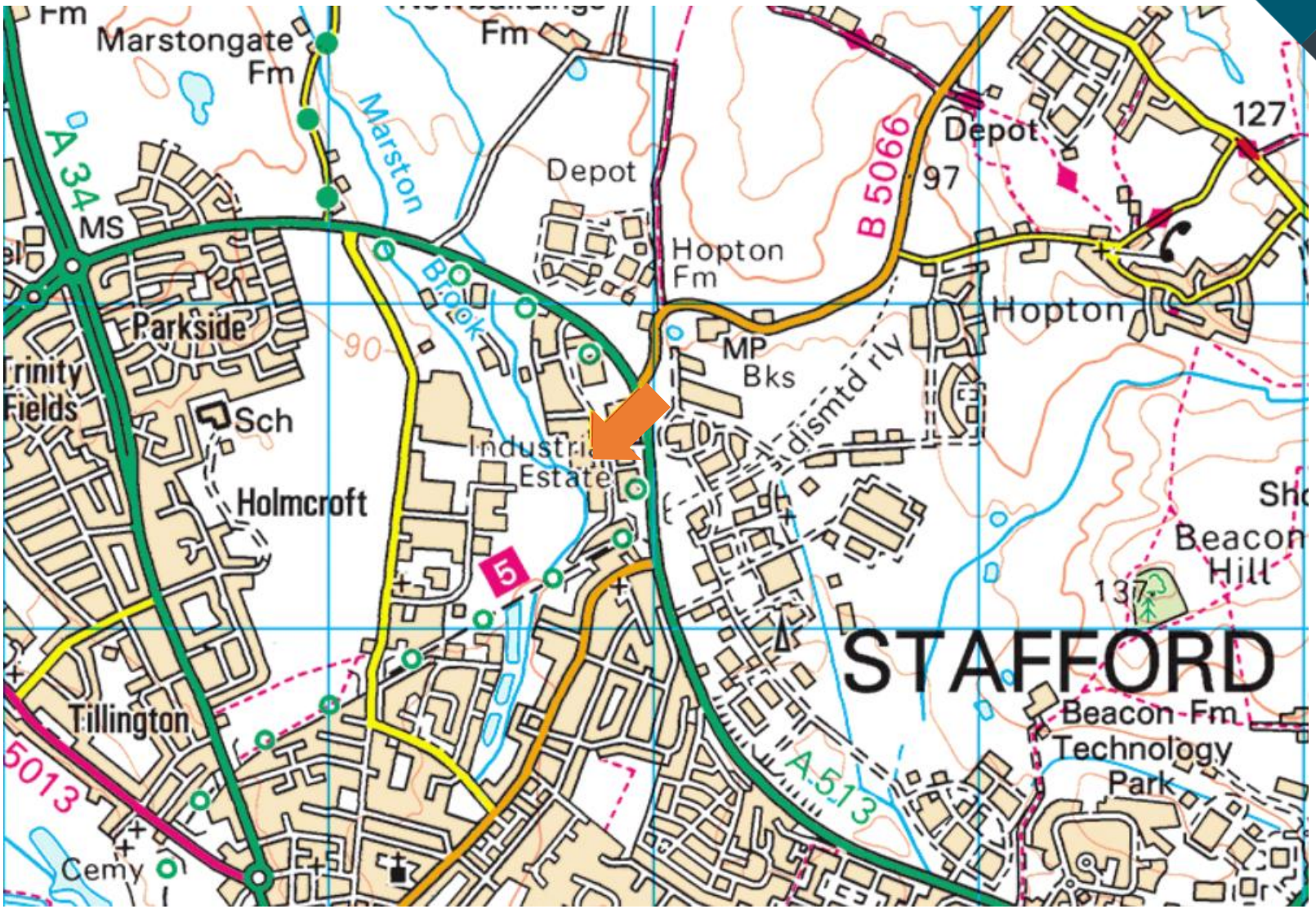

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
iv) all rentals and prices are quoted exclusive of VAT.
v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.

Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.