

TO LET

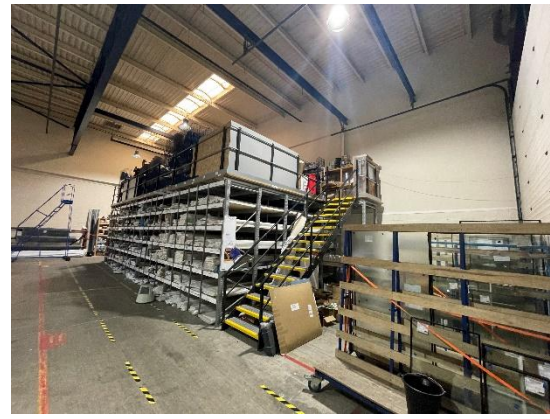
INDUSTRIAL / WAREHOUSE PREMISES

UNIT 4, TOLLGATE COURT BUSINESS PARK, TOLLGATE INDUSTRIAL ESTATE, STAFFORD, ST16 3HS



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LOCATION

Tollgate Court Business Park is situated on Tollgate Drive, a popular commercial location approximately 2.4 miles to the north of Stafford town 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

The property comprises of a mid-terrace industrial unit of steel portal framed construction with brick and steel-clad elevations, beneath two pitched steel-clad roofs incorporating skylights. The premises benefits from the following specification:

- Electronic Roller Shutter Door
- 3 Phase Electricity
- Concrete Floor
- LED Lighting
- WC
- Kitchenette
- Loading Area
- Eaves Height of 6.36 Meters
- Pedestrian Entrance
- Secure Estate

ACCOMMODATION	SQ M	SQ FT
GROSS INTERNAL AREA	471.40	5,074

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TENURE

The property is available on a new full repairing and insuring lease.

RENT

£32,500 per annum exclusive.

RATING ASSESSMENT

The property has a rateable value of £24,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council)

SERVICE CHARGE

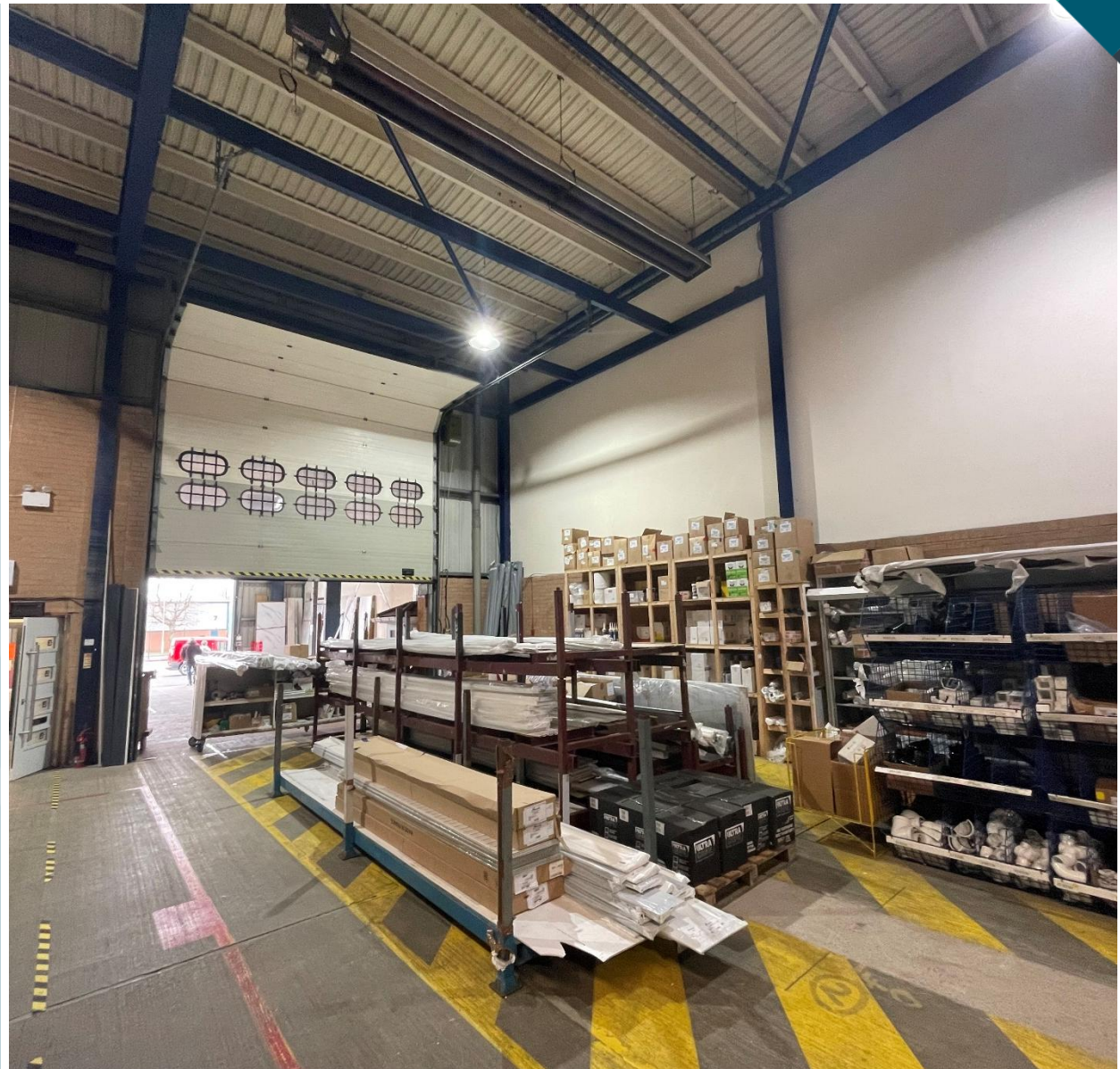
A service charge is payable towards the upkeep and maintenance of common items/parts of the estate.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

SERVICES

Mains water and drainage are believed to be connected to the property, electricity and gas are via submeters. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

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

EPC

The property has an Energy Performance Certificate rating of B – 47.

VAT

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

CONTACT

James Craine

T: 01782 202294

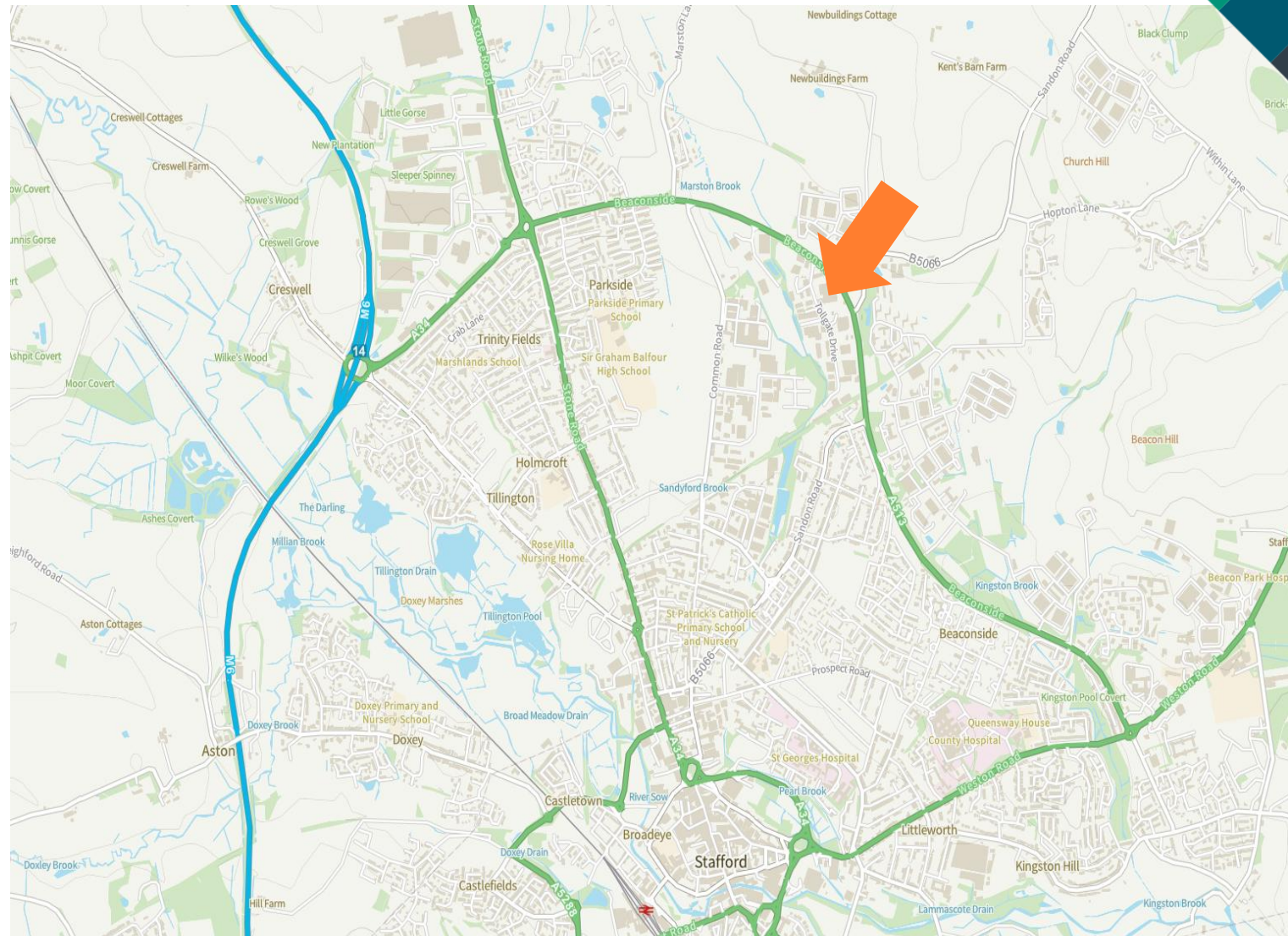
E: james@mounseysurveyors.co.uk

Tom Tunnicliff

T: 01782 202294

E: t.tunnicliff@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



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