

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

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



Available May 2027

Contact James Craine: james@mounseysurveyors.co.uk

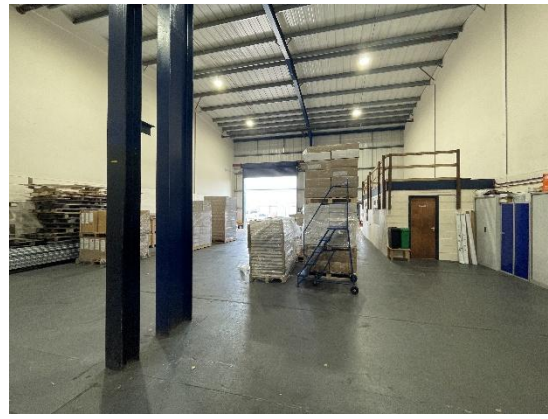
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LOCATION

The property is prominently located on Tollgate Court Business Park in Stafford. This is a well-established and highly sought-after commercial location, offering excellent road links. The unit benefits from direct access to the A34 dual carriageway, providing a fast route to Junction 14 of the M6 motorway, approximately 2 miles to the north.

DESCRIPTION

The property is of steel frame construction with steel-clad elevations and incorporates a dedicated demised yard alongside an external loading area.

Internally, the unit benefits from an eaves height of 7.02 metres, a solid concrete floor, and an electronic roller shutter door accompanied by a separate pedestrian entrance. Essential utilities and amenities are already in place, featuring 3 phase electricity, energy-efficient LED lighting, a fitted office, and an internal WC. Set within a secure estate environment, the premises offers fantastic security and operational convenience.

This space is well-suited for a wide range of commercial uses, including light manufacturing, engineering operations or storage and distribution hubs looking to establish or expand their footprint within the Staffordshire and Cheshire regions.

ACCOMMODATION	SQ M	SQ FT
GROSS INTERNAL AREA	400.31	4,309

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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's rating assessment is currently combined with an adjoining unit and is required to be split. 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 drainage is believed to be connected to the property, electricity and gas are via submeters, water is recharged on a square footage basis. 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 E – 123.

VAT

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

CONTACT

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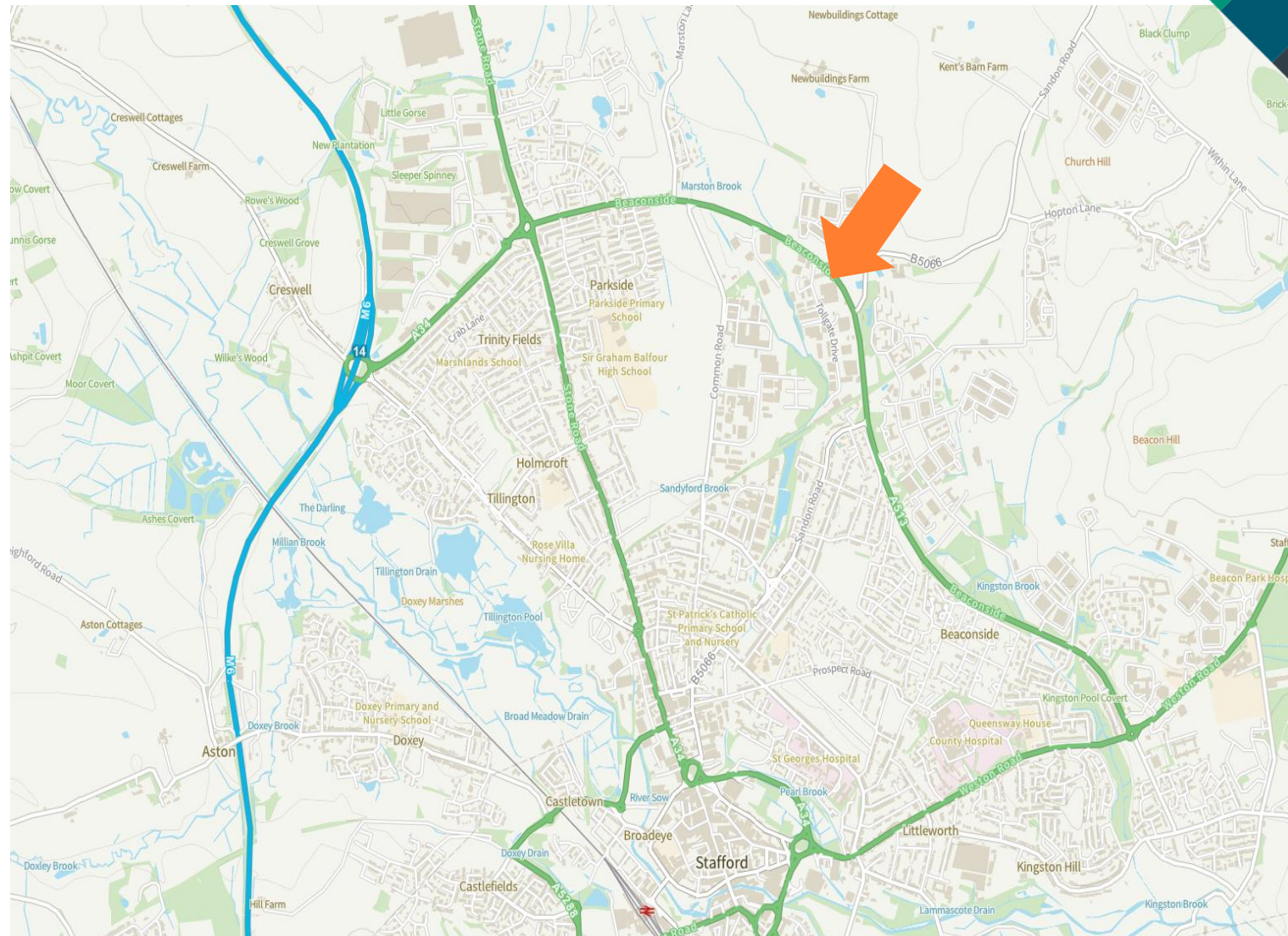
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We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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