

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS 2 & 3, TOLLGATE COURT BUSINESS PARK, TOLLGATE INDUSTRIAL ESTATE, STAFFORD, ST16 3HS



Available May 2027

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LOCATION

The properties are 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

Unit 2 comprises an end-terrace industrial / warehouse premises of steel frame construction. The building offers expansive, clear-span warehouse space, ideal for a variety of logistics, manufacturing, or storage operations. The unit benefits from a dedicated, demised concrete yard area to the front, providing loading space for HGVs and secure external storage. Loading access is facilitated by electronic roller shutter doors leading directly from the yard.

Unit 3 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.

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

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ACCOMMODATION	SQ M	SQ FT
UNIT 2	3,002.81	32,322
UNIT 3	400.32	4,309

RENT

Unit 2 - £160,000 per annum exclusive.

Unit 3 - £32,500 per annum exclusive.

RATING ASSESSMENT

The two property's rating assessments are currently combined with a rateable value of £164,000 (2026). 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.

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.

EPC

Unit 2 – D 78.

Unit 3 – E 123.



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PLANNING

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

LEGAL COSTS

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

TENURE

The properties are available on a new full repairing and insuring lease.

VAT

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

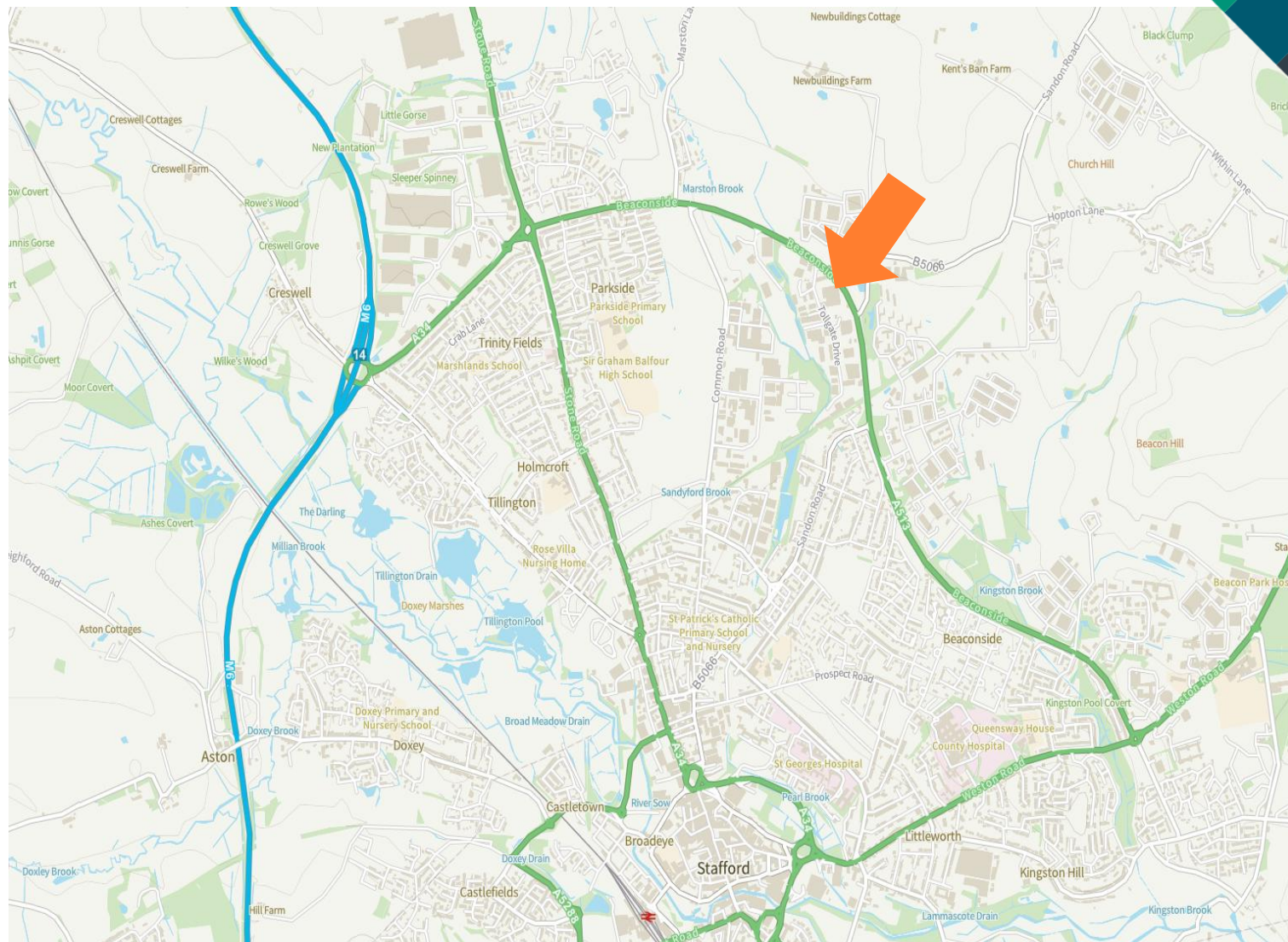
CONTACT

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