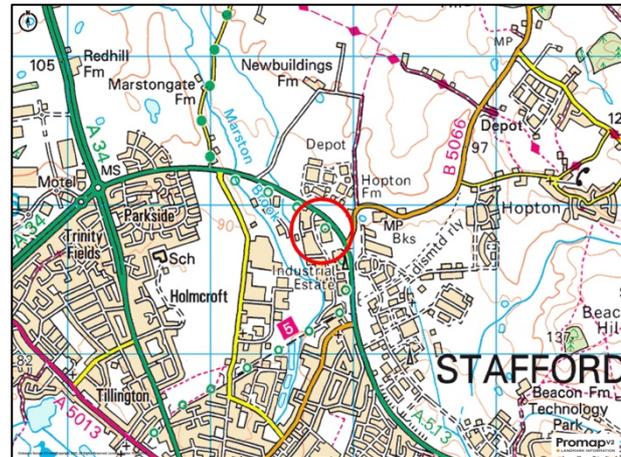
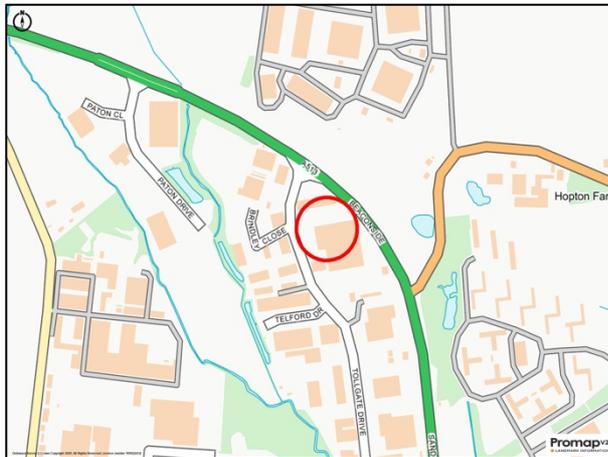




BY INSTRUCTIONS OF POLEMARCH INDUSTRIAL LIMITED

**Warehouse/Industrial Unit  
To Let  
in  
Stafford**



- **Unit No. 5, Tollgate Court, Tollgate Drive, Tollgate Industrial Park, Beaconside, Stafford, Staffordshire, ST16 3HS**
- **4,360 sq.ft. (405.04 sq.m.)**
- **Extensive circulation and parking areas**
- **Two miles from Junction 14, M6 Motorway access**
- **Heated**
- **Partitioned workspaces**
- **Includes mezzanine storage**
- **Early availability**

## LOCATION

Tollgate Court is prominently situated on the well-established Tollgate Industrial Park on the east side of Tollgate Drive, close to its junction with the A513 Beaconside eastern distributor road and approximately one and a half miles north-east from Stafford Town Centre. Junction 14 of the M6 motorway is about two miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5.

## DESCRIPTION

Tollgate Court forms a complex of warehouse/industrial buildings with an impressive office block and which has been divided to provide a number of separate units.

Unit No. 5 is now available and is of single storey steel-framed construction with protected metal sheet clad elevations, roof also in coated steel sheeting and floor in reinforced concrete. The height to the eaves is 25ft. (7.6m.) and access for loading and unloading purposes is by way of an electrically operated up-and-over door 16ft. (4.88m.) wide by 10ft. 3ins. (3.12m.) high over a surfaced forecourt area. A mezzanine floor is installed.

The premises would be suitable for a wide variety of manufacturing and storage purposes and their availability offers a tenant an ideal opportunity to acquire strategically well-located premises with good access to the national motorway network.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	(SQ.FT.)	(SQ.M.)
GROUND	Warehouse/production area including partitioned office, workspaces, refreshment area and WC facility.	3,200	297.28
MEZZANINE	Storage	1,160	107.76
<b>TOTAL GROSS FLOOR AREA</b>		<b>4,360</b>	<b>405.04</b>
EXTERNAL parking and vehicle circulation areas surfaced in tarmac with the site enclosed by palisade fencing with gated vehicular access from Tollgate Drive.			

## SERVICES

All mains services, including a three-phase power supply are connected. The premises are heated by a gas-fired warm air blower with an Ideal gas-fired boiler serving hot water radiators in the partitioned parts.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £12,750 with uniform business rates payable of £6,260 for the year ending March 2021. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy. Subject to tenant qualification, the premises will be eligible for Small Business Rates Relief thereby reducing the rates payable liability.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 93 within Band D.

## TERMS

The unit is available on a new full repairing lease basis for a term to be agreed at a rental of **£19,000** per annum exclusive of rates and VAT with upward only rent reviews to be at five yearly intervals. The landlord insures the premises and then recharges the tenant the cost thereof. A service charge also applies.

## LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the ingoing tenant.

## VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3704**

06.01.2021