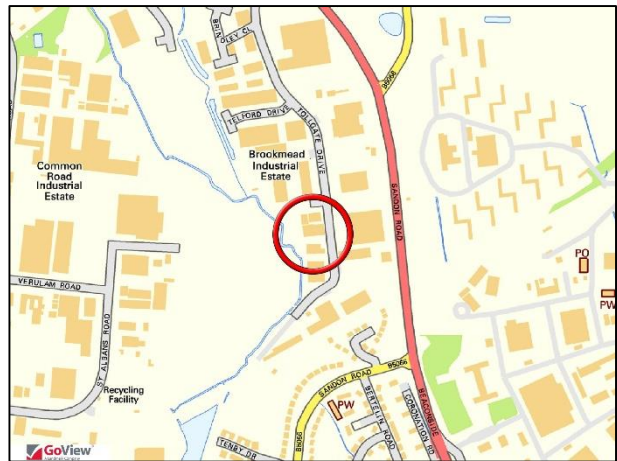




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

By Instructions of Rowley Engineering Company Limited Due to Retirement

Prominently Situated Warehouse/Industrial Unit For Sale in Stafford



- **Rowley House, Tollgate Drive, Tollgate Industrial Park, Beaconside, Stafford, Staffordshire, ST16 3HS**
- Total gross floor area - 10,575 sq.ft. (982.45 sq.m.)
- Offices - 1,105 sq.ft. (102.66 sq.m.)
- Yardage of 0.18 acres (0.07 hectares)
- Established business park location
- Early occupation

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LOCATION

The property is prominently situated on the east side of Tollgate Drive on a well-established industrial estate located just off the A513 Eastern Distributor road, approximately one and a half a 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

The property comprises a detached warehouse/industrial building of single-storey steel-frame construction with cavity brick and protected metal sheet clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 20ft.5ins (6.72m.) and access for loading and unloading purposes is by way of two electrically-operated roller shutter doors, 16ft.5ins. (5.0m.) wide by 17ft.5ins. (5.3m.) high and 14ft.9ins. (4.5m) wide by 17ft.11ins. (5.46m.) high over surfaced hardstanding and open storage areas.

The premises incorporate office and storage space at mezzanine level and a single storey flat roofed extension at the side accommodates male and female WC facilities.

The property was purpose-built for Rowley Engineering Company Limited, is being offered due to the directors' proposed retirement and its availability offers an infrequent opportunity for a purchaser to acquire a freehold building on one of the town's major industrial estates.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Workshop/storage area and male and female WC facilities	8,935	830.09
MEZZANINE	Office accommodation providing general office, four partitioned rooms and kitchen.	1,105	102.66
	Storage space	535	49.70
TOTAL GROSS FLOOR AREA		10,575	982.45
EXTERNAL forecourt parking area surfaced in stone. Rear yard area extending to 0.18 acres (0.07 hectares) surfaced in concrete and enclosed by galvanised mesh fencing with vehicular access from Tollgate Drive by way of double swing gates.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The workshop/storage area is heated by way of an oil-fired Combat warm air blower.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £29,250 with uniform business rates payable of £14,420.25 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 94 within Band D. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£450,000**, exclusive of VAT if applicable, are invited for the benefit of the freehold interest.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty or VAT due thereon.

VIEWING

By arrangement with the Agent's Stafford offices.

The premises are understood to be freehold and are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor company's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3884

23/03/15

Rev'd 15.05.15

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