



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF AN TOM PROPERTIES

High Quality Warehouse/Industrial Unit with Offices To Let in Stafford



- **Unit No. 1, Antom Court, Tollgate Drive, Tollgate Industrial Park, Beaconside, Stafford, Staffordshire, ST16 3AF**
- Total gross floor area - 3,600 sq.ft. (334.44 sq.m.)
- Offices, lighting and gas supply installed
- Well-established industrial park location
- Generous on-site car parking
- Junction 14, M6 Motorway only two miles distant

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated on the west side of Tollgate Drive on a well-established industrial park located just off the A513 Eastern Distributor Road, 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 via its connection with the M5.

DESCRIPTION

The property forms part of a terraced development of four units and is of single-storey steel-frame construction with insulated cavity brick and protected metal sheet clad elevations, roof in lined coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 16ft.3ins. (4.95m.) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 11ft. (3.35m.) wide by 12ft.6ins. (3.81m.) high over a surfaced forecourt.

The accommodation includes a reception area along with two offices extending to 790 sq.ft. (73.39 sq.m.), a kitchen and male and female/disabled WC facilities and would be suitable for a wide variety of manufacturing and storage uses.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Production/Storage area including office, kitchen and WC facilities	3,600	334.44
	TOTAL GROSS FLOOR AREA	3,600	334.44
EXTERNAL forecourt surfaced in tarmacadam and concrete providing vehicle parking and circulation areas with access from Tollgate drive via electric security gates.			

SERVICES

Mains water, electricity, including a three-phase power supply, gas and drainage are connected. The office accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £15,250 with uniform business rates payable of £7,518.25 for the year ending March 2016.

EPC

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

TERMS

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of £18,000 per annum exclusive of rates and VAT with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

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/3918

15/10/15