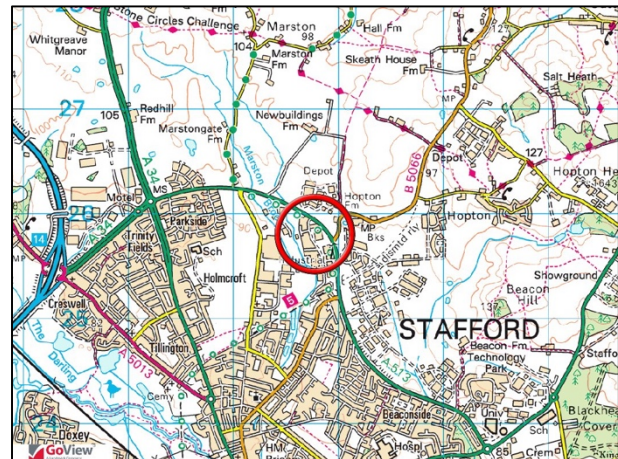
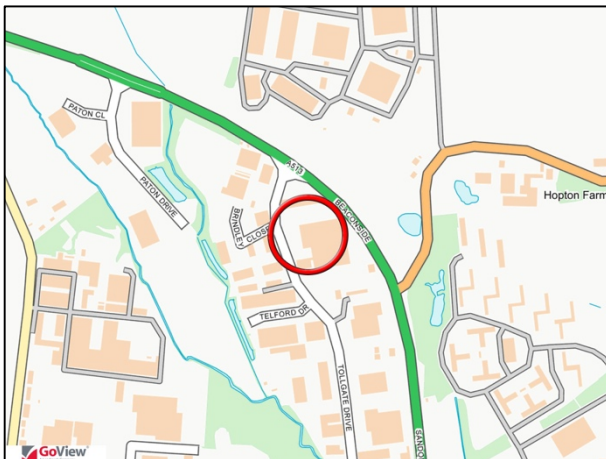




BY INSTRUCTIONS OF BANDGLADE II LIMITED DUE TO TENANT RELOCATION

Prominently Situated Warehouse/Industrial Unit To Let in Stafford



- **Unit No. 2, Tollgate Court, Tollgate Drive, Tollgate Industrial Park, Stafford, Staffordshire, ST16 3HS.**
- **31,525 sq.ft. (2,928.67 sq.m.)**
- **Main road location and frontage**
- **Access to M6, Junction 14, two miles distant**
- **Eaves height of 25ft. 9ins. (7.85m.)**
- **Gated site**

LOCATION

The property is prominently situated on the south 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 substantial end-of-terrace warehouse/industrial unit forming part of a complex and of single-storey steel-frame construction with 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 25ft.9ins (7.85m.) and access for loading and unloading purposes is by way of an electrically-operated roller shutter door 14ft.9ins. (4.50m.) wide by 16ft.6ins. (5.03m.) high over a surfaced hardstanding and open storage area.

The premises have most recently been used by a self-storage operation, are being offered as a consequence of the present tenant company's intended relocation at the end of March 2019 and their availability offers an ideal opportunity for a potential occupier to acquire a building on one of the area's major industrial estates in a market increasingly characterised by a general shortage of supply.

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

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	Storage/warehousing area including single office and WC facility.	31,535	2,928.67
	TOTAL GROSS FLOOR AREA	31,535	2,928.67
EXTERNAL forecourt parking and loading area surfaced in concrete.			

SERVICES

Mains water, electricity, including a three-phase power supply capacity, and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £127,000 with uniform business rates payable of £62,611 for the year ending March 2019. 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.

EPC

The Energy Performance Certificates issued for this property indicates an Asset Rating of 78 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The unit is available on a new full repairing lease basis for a term to be agreed at a rental of £145,000 per annum with upward only rent reviews to be at five yearly intervals. VAT is applicable in this instance.

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.

JOINT AGENTS

Avison Young, Orchard Court, Binley Business Park, Coventry, West Midlands, CV3 2TQ. Contact: Robert Rae. Tel: 024 7663 6888. Website: www.avisonyoung.co.uk.

VIEWING

By arrangement with Millar Sandy's Stafford office or via the joint agents.

The unit is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4102

23.01.2019

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