



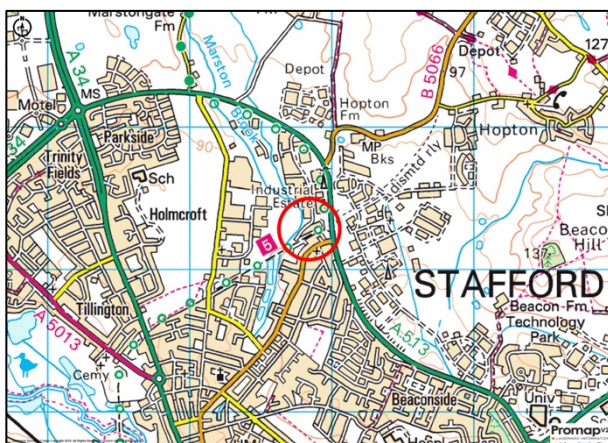
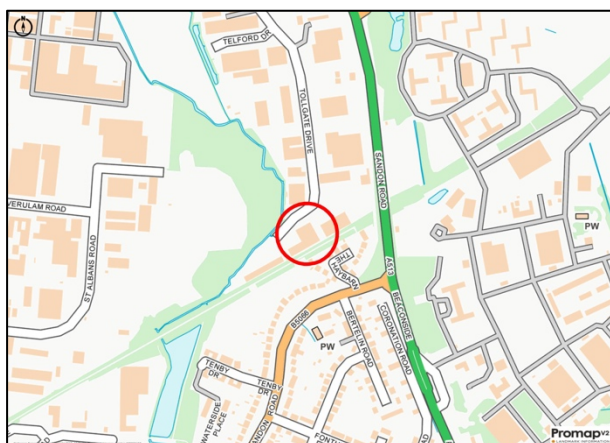
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY THE INSTRUCTIONS OF R D HUNT LIMITED

**High Quality
Warehouse/Industrial Unit
With Offices
To Let
In Stafford**



- **Unit No. 3, Tollgate Drive, Tollgate Industrial Park, Beaconside, Stafford, Staffordshire, ST16 3HS**
- **14,000 sq.ft. (1,300.64 sq.m.)**
- **Extensive office accommodation**
- **Centrally-heated, air-conditioned and carpeted**
- **Junction 14 of the M6 Motorway 2 miles distant**
- **Generous parking area**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated on the south 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 is detached with an imposing glazed frontage feature and is of single-storey steel-frame construction with insulated cavity brick and protected metal sheet clad elevations, lined roof in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 23ft. (7.01m.) and access for loading and unloading purposes is by way of a manually-operated up and over door 14ft.8ins. (4.47m.) wide by 15ft.9ins. (4.80m.) high over a surfaced forecourt.

The accommodation incorporates open-plan office and production space at ground and mezzanine floor levels providing a net area of 2,500 sq.ft. (232.26 sq.m.) along with kitchen and male and female/disabled WC facilities and would be suitable for a wide variety of manufacturing and warehouse uses.

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	Production/warehouse area including general office, partitioned office, kitchen and WC facilities.	12,750	1,184.51
MEZZANINE	General office, four partitioned offices, server room, kitchen and WC facilities.	1,250	116.13
	TOTAL GROSS FLOOR AREA	14,000	1,300.64
EXTERNAL forecourt and side areas surfaced in tarmac and providing vehicle parking and circulation space with access from Tollgate Drive via double security swing gates. LPG tank installation.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The office accommodation is centrally-heated by way of hot water radiators fed by a Baxi LPG-fired boiler. Air-conditioning is fitted in the office areas.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises have not been assessed for rating purposes.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 66 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£65,000** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals.

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/4120

11.07.2019