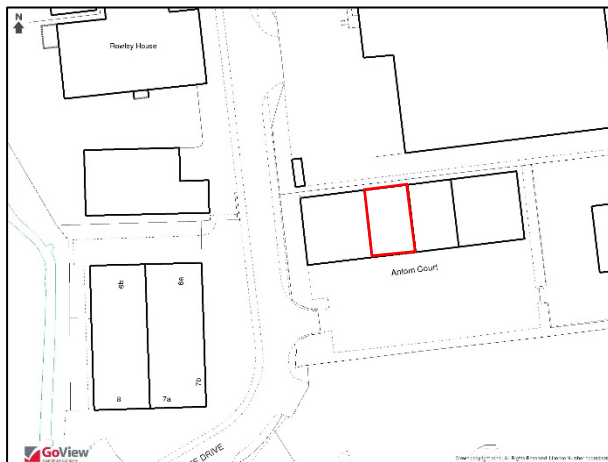




BY INSTRUCTIONS OF AN TOM PROPERTIES

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



- **Unit No. 2, Antom Court, Tollgate Drive, Tollgate Industrial Park, Beaconside, Stafford, Staffordshire, ST16 3AF**
- 2,685 sq.ft. (255.82 sq.m.)
- Ground floor offices, lighting and gas supply installed
- Additional mezzanine office space
- Well-established industrial park location
- Barrier controlled security gated access
- Generous on-site car parking
- Junction 14, M6 Motorway only two miles distant
- Not suitable for motor trade use

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 of 17ft (5.18m) and access for loading and unloading purposes is by way of a manually operated shutter door 11ft 2ins (3.41m) wide by 13ft 11ins (4.24m) high over a surfaced forecourt.

The accommodation includes two partitioned offices, male and female/disabled W.C. facilities, a kitchen and a large mezzanine office. Carpeting, heating and Category 2 lighting are also fitted, and the premises would be suitable for a wide variety of manufacturing and storage uses.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Production/storage area including two offices, refreshment point and male and female W.C. facilities	2,315	215.06
MEZZANINE	Office	370	40.76
TOTAL GROSS FLOOR AREA		2,685	255.82
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 £15,500. 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 any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate previously issued for this property indicates an Asset Rating of 103 in Band E. 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 **£16,000** 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. A service charge for landscaping maintenance applies.

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/4145

01.10.2025