

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 TOLLGATE COURT BUSINESS PARK, TOLLGATE DRIVE, TOLLGATE INDUSTRIAL ESTATE,
STAFFORD, STAFFORDSHIRE, ST16 3HS



Contact James Craine: james@mounseysurveyors.co.uk

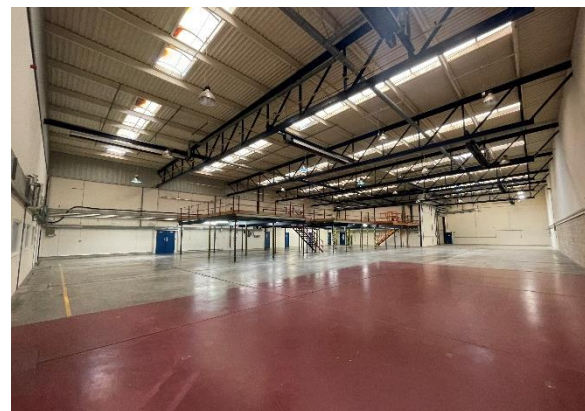
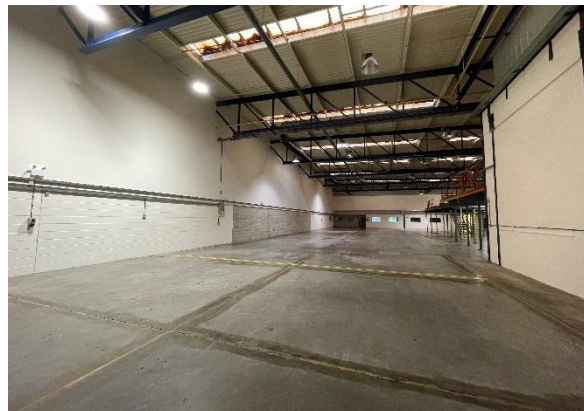
T - 01782 202294

mounseysurveyors.co.uk



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LOCATION

Tollgate Court Business Centre is situated on Tollgate Drive, a popular commercial location approximately 2.4 miles to the north of Stafford town centre. The property benefits from strong road links being in close proximity to the A34 and Junction 14 of the M6 Motorway is located approximately 2 miles distant. Stafford train station is located 2.5 miles south.

DESCRIPTION

The property briefly comprises of a warehouse premises of steel portal frame construction with ground and first floor offices beneath a lightweight steel roof surface incorporating skylights. The external elevations are fitted with full height steel profile cladding panels.

The property benefits from the following specification:

- 3-Phase electric supply
- Working Height of 6.36 Meters
- Roller shutter access
- Allocated car parking
- Staff welfare facilities
- Combination of open plan and cellular offices
- Mezzanine storage platform

ACCOMMODATION	SQ M	SQ FT
Ground Floor (Reception, stores and welfare)	518.9	5,585.4
First Floor Offices	413.09	4,446.5
Warehouse	1683.4	18,120
Total	2,615.4	28,151

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RENT

£150,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

EPC

The property has an EPC rating of C - 71.

RATING ASSESSMENT

The rating assessment in the VOA listing for April 2023 is £136,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

TENURE

The property is available from to let on a new full repairing and insuring lease plus service charge for a term to be agreed.

VAT

All prices are quoted exclusive of VAT which may be applicable.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.



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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

CONTACT

James Craine

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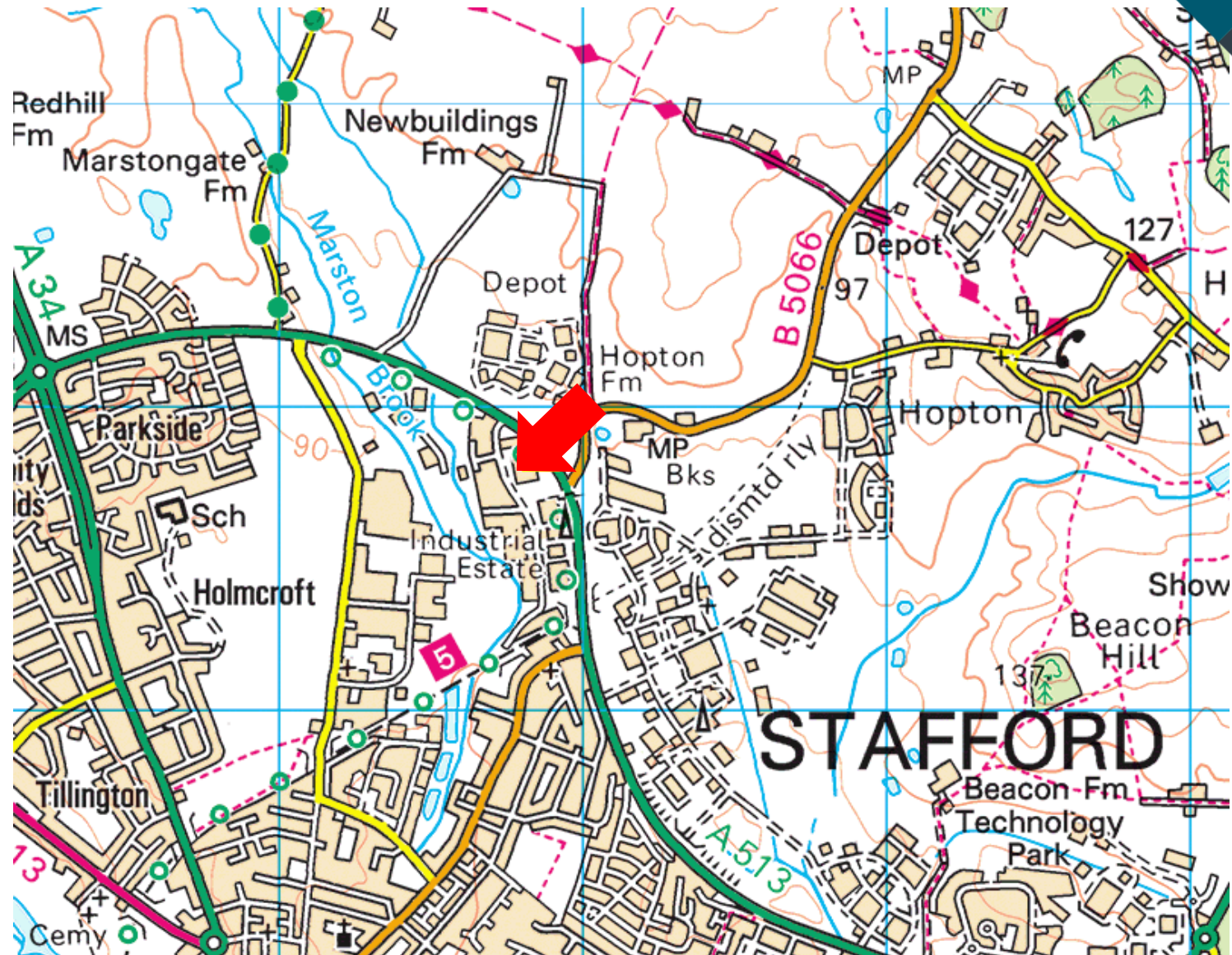
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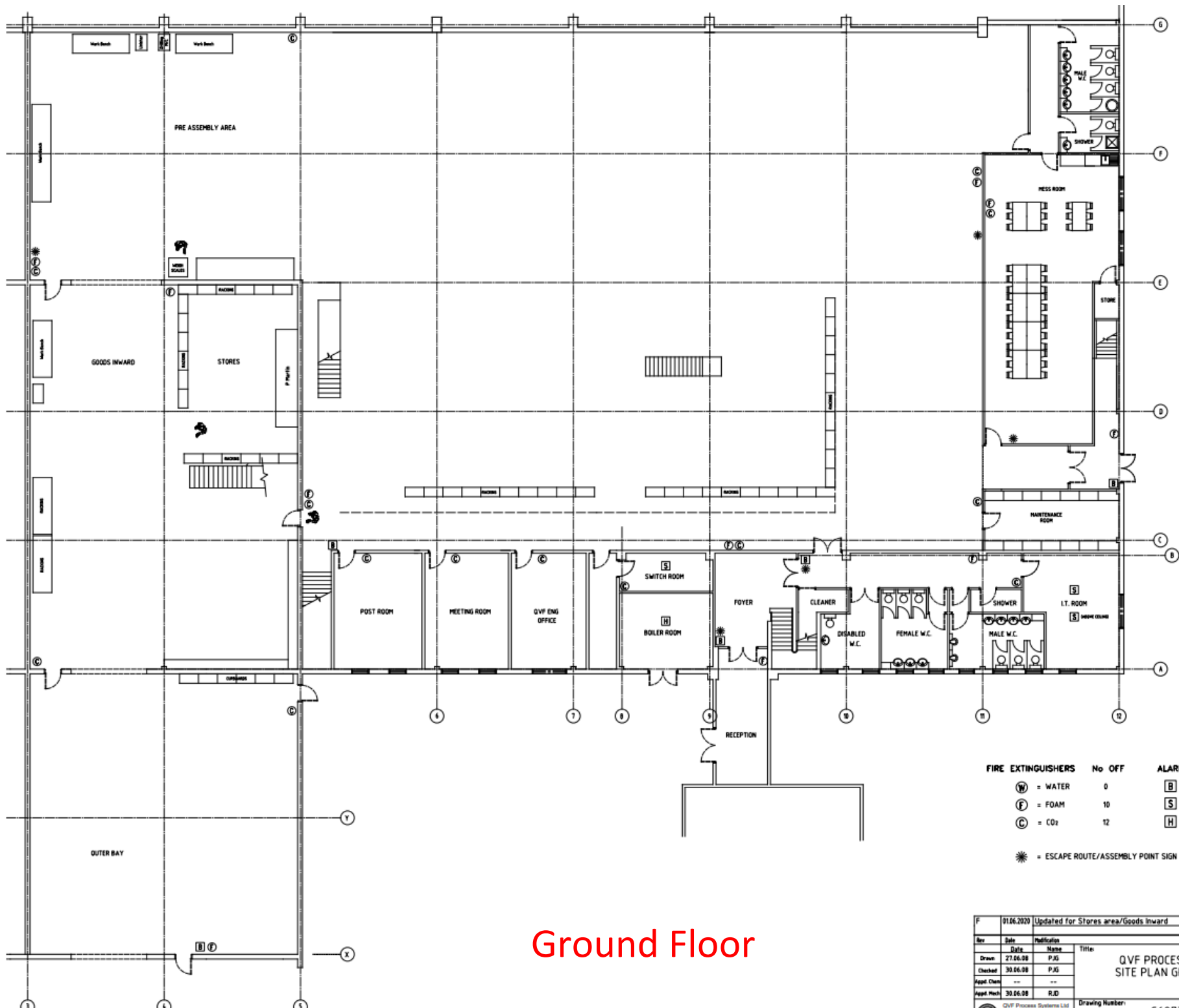
Caine Savage

T: 01782 202294

E: caine@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU

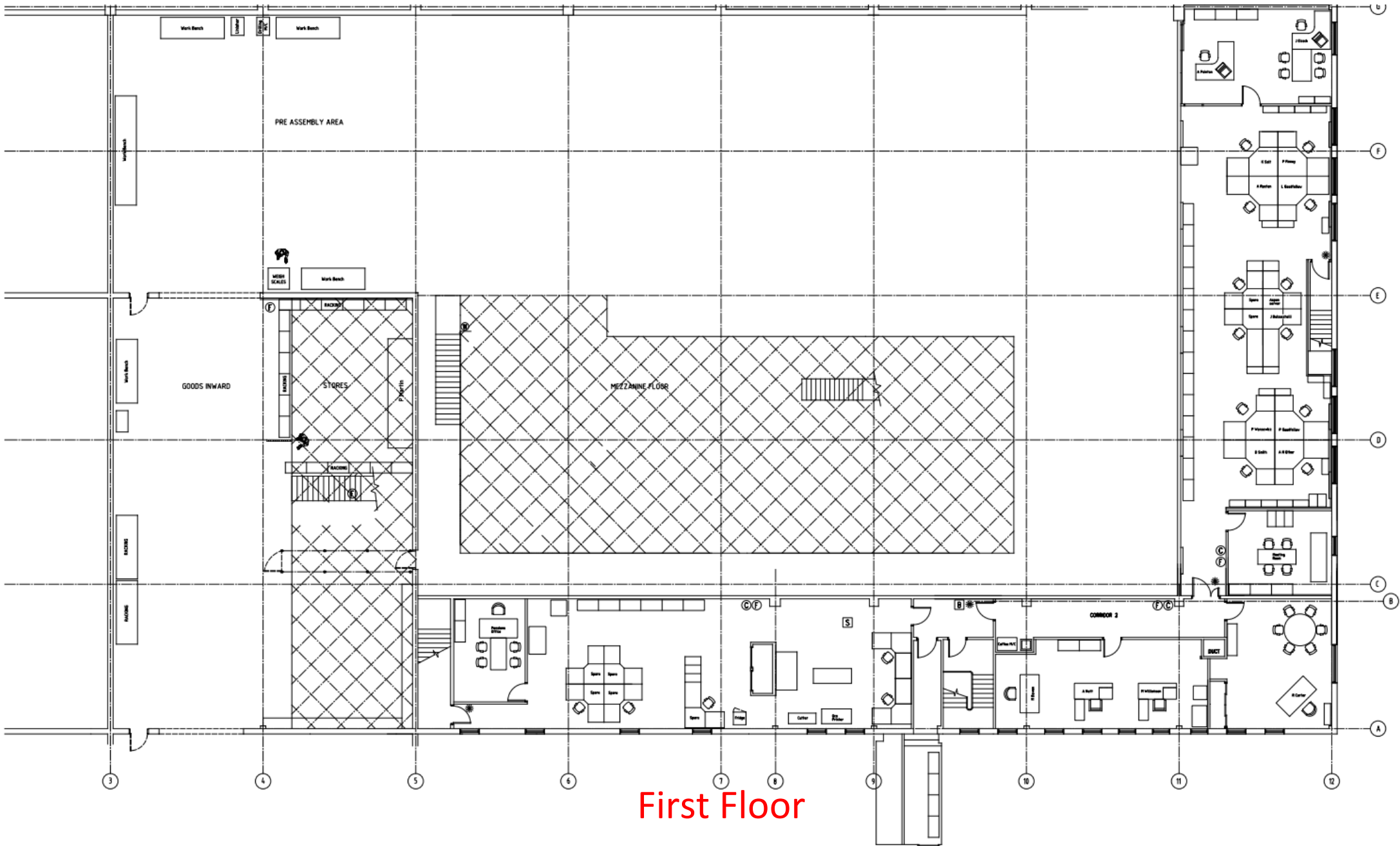




FIRE EXTINGUISHERS	No	OFF	ALARM P
W = WATER	0		B = BI
F = FOAM	10		S = SI
C = CO ₂	12		H = H
			* = ESCAPE ROUTE/ASSEMBLY POINT SIGN

Ground Floor

F	01.06.2020	Updated for Stores area/Goods Inward	
Rev	Date	Publication	
	Date	Name	Title
Drawn	27.06.08	P.J.G	QVF PROCESS : SITE PLAN GROL
Checked	30.06.08	P.J.G	
Appr Client	---	---	
Appr Mech	30.06.08	R.J.D	
QVF Process Systems Ltd			Drawing Number: 1100000



First Floor

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.