

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 2, TOLLGATE COURT BUSINESS PARK, TOLLGATE INDUSTRIAL ESTATE, STAFFORD, ST16 3HS



Available May 2027

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LOCATION

The property is prominently located on Tollgate Court Business Park in Stafford. This is a well-established and highly sought-after commercial location, offering excellent road links. The unit benefits from direct access to the A34 dual carriageway, providing a fast route to Junction 14 of the M6 motorway, approximately 2 miles to the north.

DESCRIPTION

Unit 2 comprises an end-terrace industrial / warehouse premises of steel frame construction. The building offers expansive, clear-span warehouse space, ideal for a variety of logistics, manufacturing, or storage operations. The unit benefits from a dedicated, demised concrete yard area to the front, providing loading space for HGVs and secure external storage. Loading access is facilitated by electronic roller shutter doors leading directly from the yard.

Internally, the unit features a solid concrete floor throughout. The warehouse boasts an eaves height ranging from 6.20m to a maximum working height of 7.04m. The accommodation benefits from modern internal LED lighting.

Externally, the unit is situated on a secure, managed site. The demised yard area provides ample space for loading and unloading. There are additional on-site car parking facilities for approximately 10 vehicles.

ACCOMMODATION	SQ M	SQ FT
GROSS INTERNAL AREA	3,002.81	32,322

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TENURE

The property is available on a new full repairing and insuring lease.

RENT

£160,000 per annum exclusive.

RATING ASSESSMENT

The property's rating assessment is currently combined with an adjoining unit and is required to be split. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council)

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of common items/parts of the estate.

PLANNING

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

SERVICES

Mains drainage is believed to be connected to the property, electricity and gas are via submeters, water is recharged on a square footage basis. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

EPC

The property has an Energy Performance Certificate rating of D – 78.

VAT

All prices and rent are quoted exclusive of which we understand is applicable.

CONTACT

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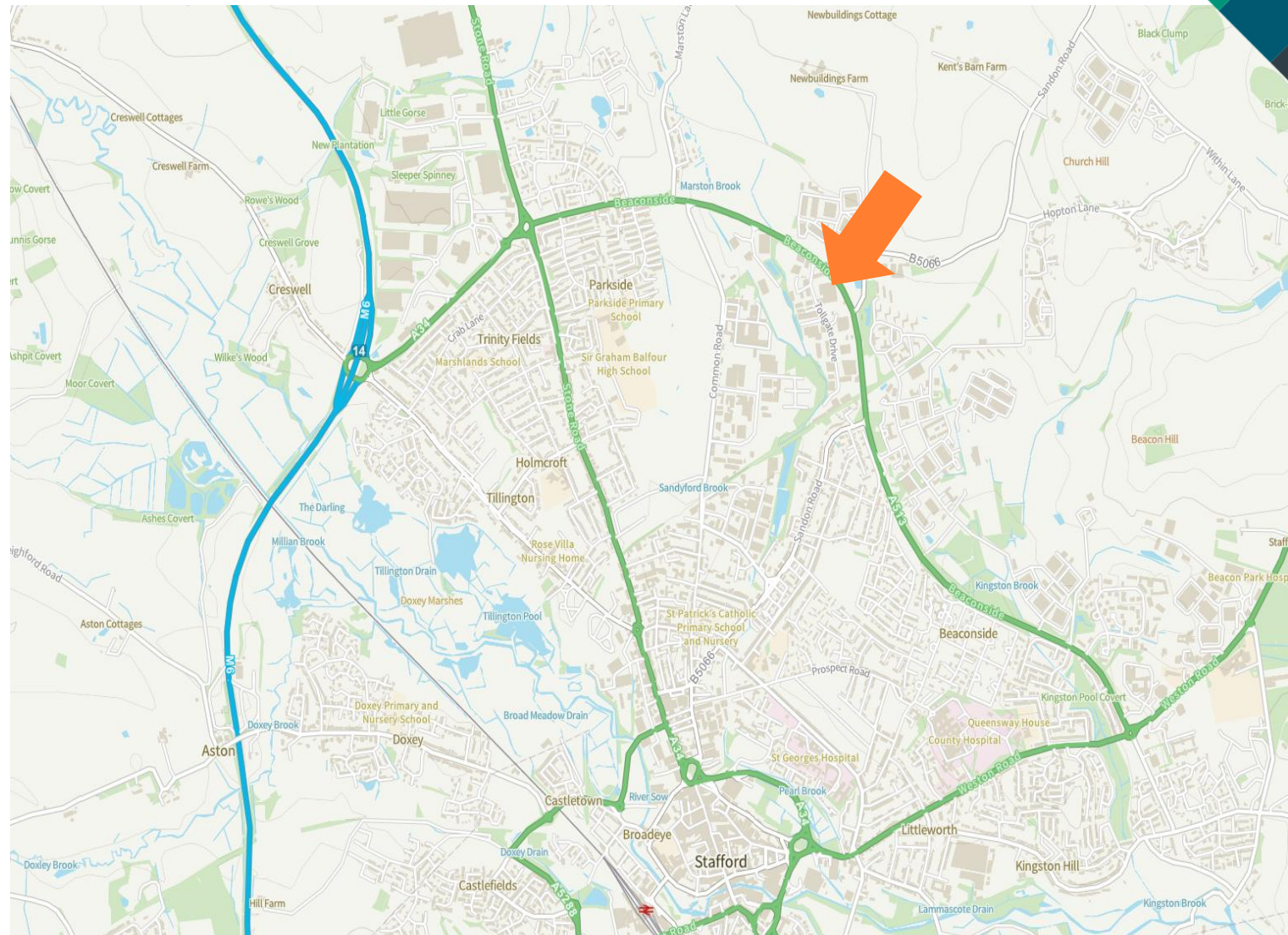
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