



## Stafford- 20,000 Sq ft, Tollgate Phase 3, Paton Drive

### TO LET

Design and build opportunities

Opportunities from:

20,000 sq ft (1858 sq m)  
to 80,000 Sq ft (7432 sq m)

SAT NAV: ST16 3EF



**butters john bee** <sup>bjb</sup>

Commercial

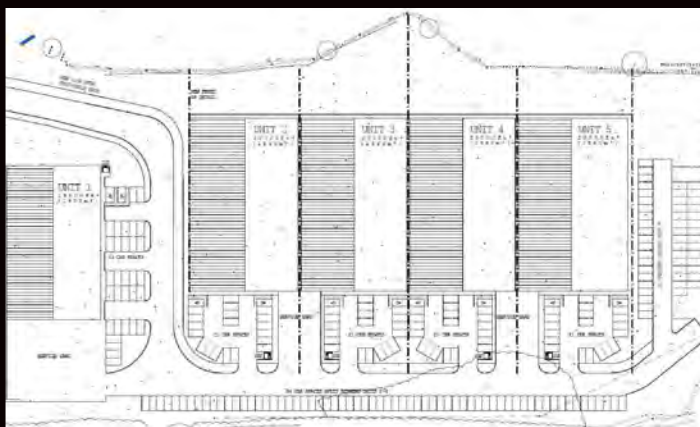
## 20,000 Sq ft Warehouse @ Tollgate Phase 3 Paton Drive Stafford Staffordshire ST16 3EF

### Description

Tollgate Park phase 3 is the latest development of a Greenfield site just 1.5 miles from Junction 14 of the M6 Motorway. Phase 3 provides design and build warehouse/distribution centres designed to the occupiers specific requirements with floor areas from 15,000 sq ft to 80,000 sq ft. The units will incorporate a typical office content of 5% and have a generous eaves height of 6.5m

### Location

The county town of Stafford benefits from excellent road links via Junctions 13 and 14 of the M6 and the A34 dual carriageway. Major local companies benefitting from the infrastructure and 151,000 strong workforce within a 35 minute drive include: Alstom, Argos, Gap, Bostik Findley, Screwfix, Culina and UK Mail.



### Specification

Construction: Steel Portal Frame, Steel profile clad  
Eaves Height: 6.5m ( 21 Ft)  
Electric: 3 Phase - KVA subject to requirements  
Car Parking: Extensive parking facilities on site

### Tenure

A new tenants full repairing and insuring lease for a minimum term of 15 years upon completion of the unit(s). An agreement to lease with suitable guarantees may be required prior to commencement of the build.

### Specification

Specific occupier requirements to be discussed with our client and exact rental figures will be quoted once specifications are known and agreed.

### Quoting Rent

£4.75 per square foot based upon a typical shell specification warehouse unit incorporating basic offices occupying no more than 5% of the total Gross Internal Area.

### Rating

The Rateable Value will be assessed upon construction/occupation.

### Legal Costs

Each Party is to be responsible for their own legal costs incurred in connection with a sale/purchase of the property.

### Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

### Contact

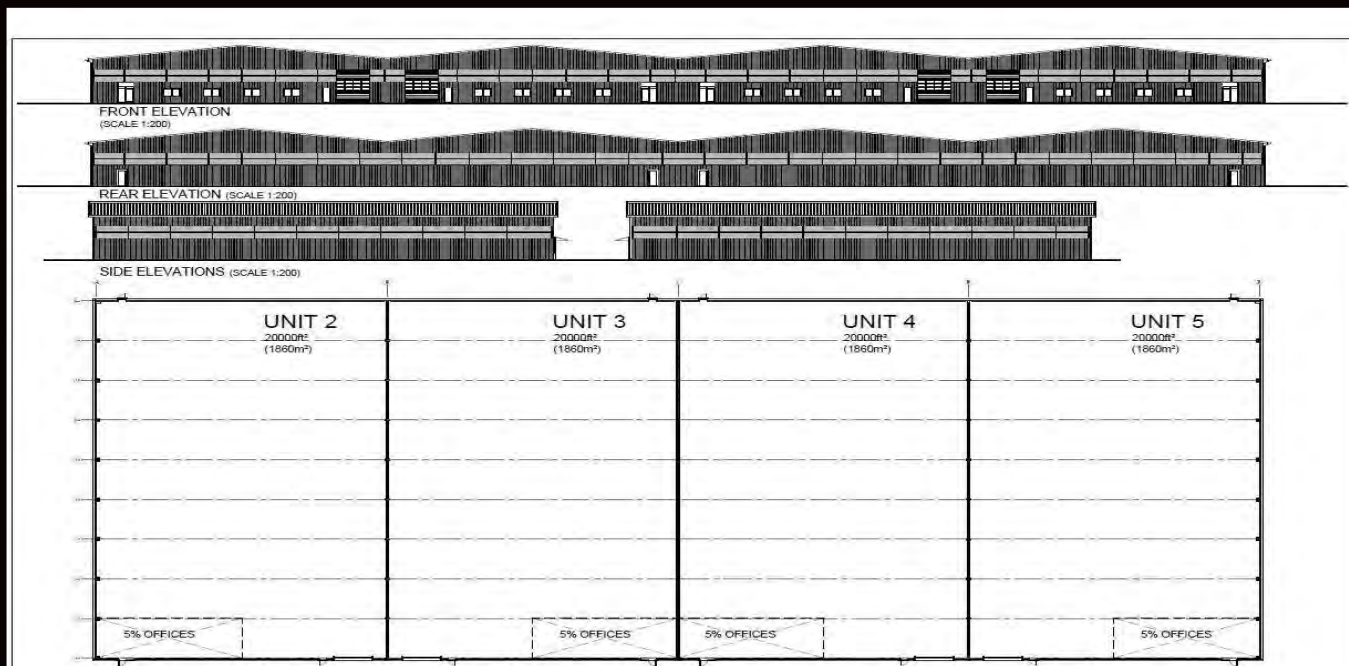
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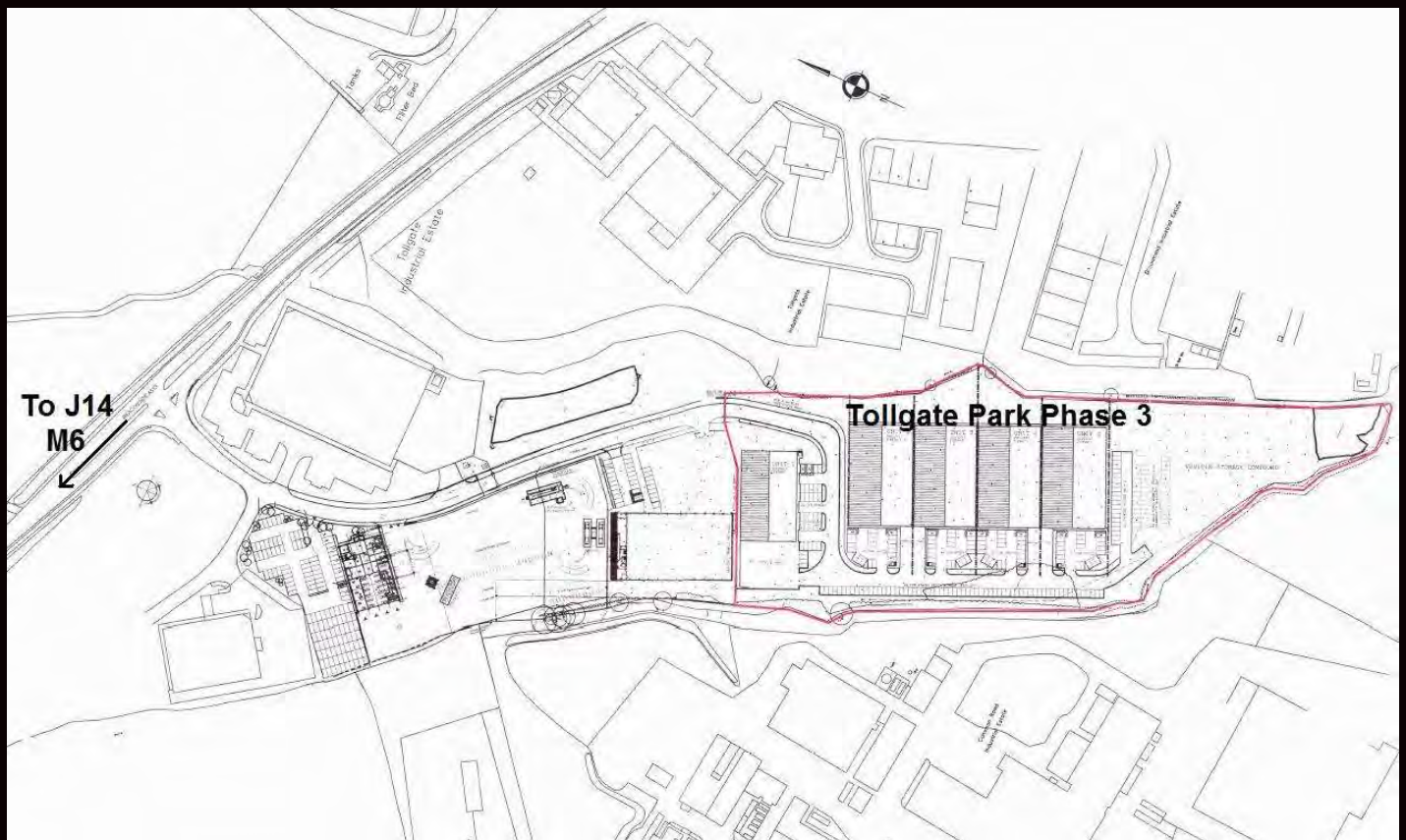
### Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property. All areas and dimensions given are approximate only







SITE OVERVIEW OF PATON DRIVE AND TOLLGATE PHASE 3



ARTIST DRAWING OF 40,000 SQ FT AT TOLLGATE PHASE 3