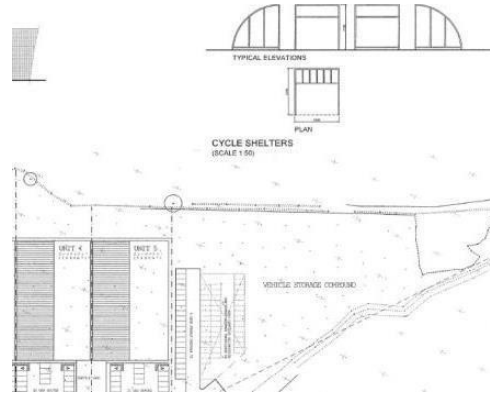
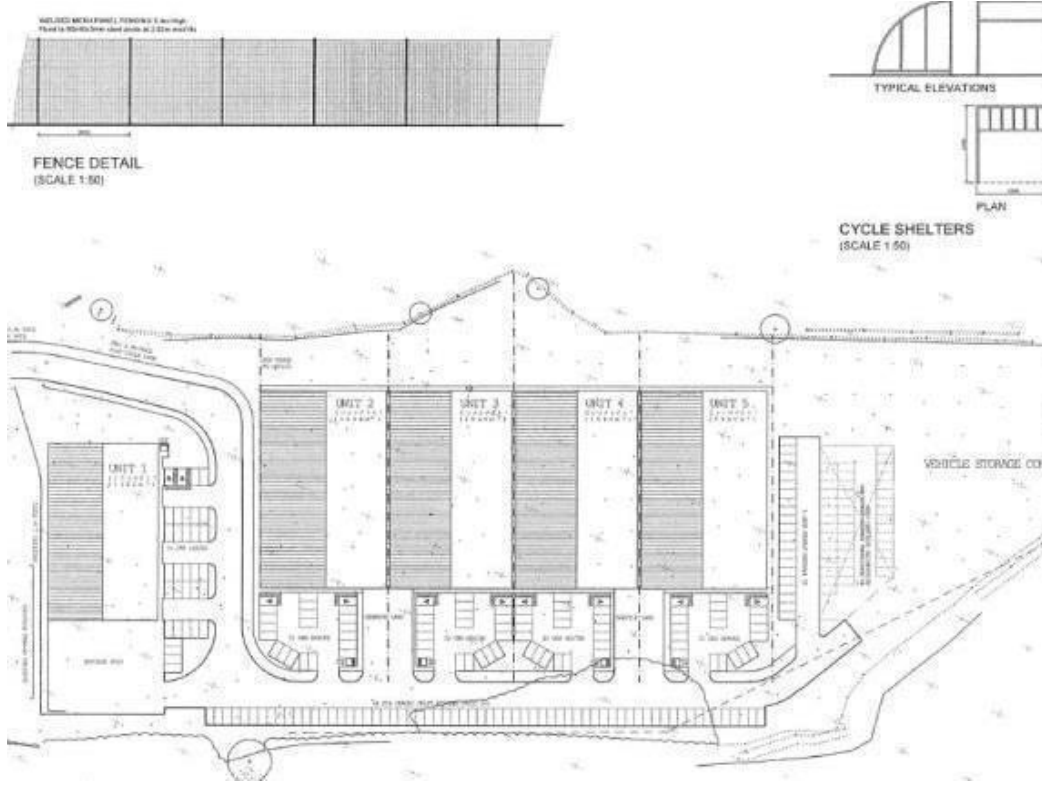




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Land at Tollgate Park Tollgate Park Stafford, ST16 3EF

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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Richard Mounsey/ Tom Johnson**

Email: richard@mounseysurveyors.co.uk

tom@mounseysurveyors.co.uk



LOCATION

Stafford benefits from excellent road links via Junctions 13 & 14 of the M6 and the A34 dual carriageway. Major local companies include Argos, Bostik Findley, Gap, Screwfix, Culina, Alstom and UK Mail.

DESCRIPTION

Tollgate Park is the latest development of a Greenfield site just 1.5 miles from Junction 14 of the M6 Motorway. The scheme provides a design and build warehouse / distribution centre designed to the occupiers specific requirements with floor areas up to 80,000sq.ft. The properties will benefit from the following:

- Steel portal frame construction
- Steel profile clad
- 6.5m eaves
- 3 phase electricity (KVA to requirements)
- Typical 5% office content
- Extensive on-site car parking

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

ACCOMMODATION

	Area (sq. ft.)	Area (sq. m.)	Rent PA
Unit 1	15,000.00	1,393.55	£99,500
Unit 2	20,000.00	1,858.06	£100,000
Unit 3	40,000.00	3,716.12	£240,000
Unit 4	80,000.00	7,432.24	£480,000

RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICES

All mains services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the estate.

EPC

The EPC Rating for this property is Pending.

PLANNING

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

LEGAL COSTS

The in-going tenant will be responsible for the Landlords legal costs with the preparation of the lease.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.



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