



38,000 Sq Ft Warehouse, Tollgate Phase 3, Paton Drive, Stafford, ST16 3EF

40,000 sq ft
3716 sq m



£240,000

Per annum

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 76,000 sq ft.

To view: 01782 212201
commercial@bjbmail.com



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 18,000 sq ft to 76,000 sq ft. The units will incorporate a typical office content of 5% and have a generous eaves height of 7.5m

The neighbouring unit occupied by UK Mail can be viewed to appreciate the quality of construction and options available to the prospective tenant in terms of office content, accessibility and security provisions.

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 : 7.5m (24'10 Ft)
 Electric : 3 Phase 145 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 10 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

£6.32 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.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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

For all enquiries other than viewings please contact;

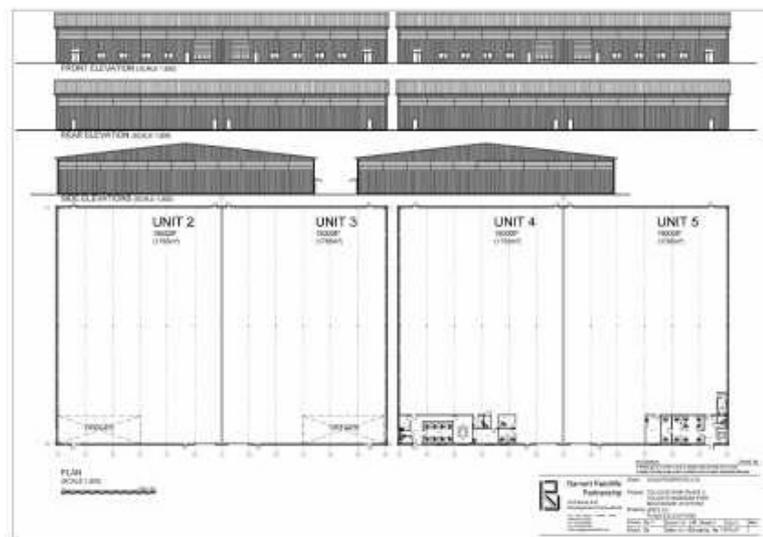
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Subject to contract

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



IMPORTANT NOTICE
 As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.