



## 38,000 Sq Ft Tollgate Phase 3

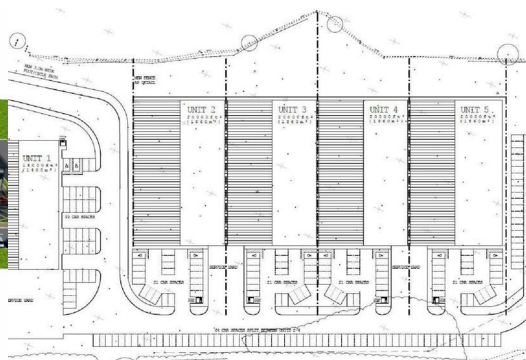
Paton Drive, Stafford, ST16 3EF

£240,000 Per Annum



38000.00 sq ft

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.



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

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

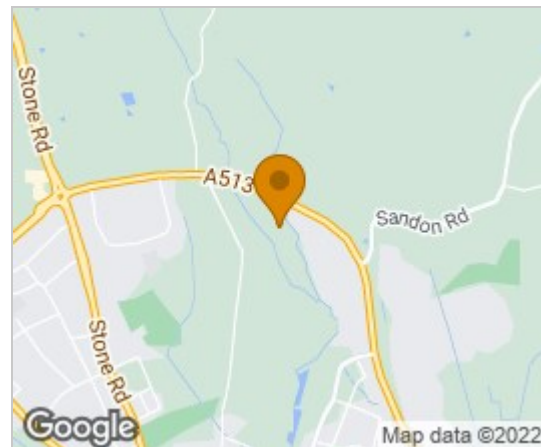
## Contact

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS

Email :pauljeffries@bjbmail.com

## Area Map



## Floor Plans

Sorry, Floor Plans are not available for this property

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

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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