



## Douglas House, Tollgate Drive

Tollgate Industrial Estate, Stafford, ST16 3EE

£60,000 Per Annum

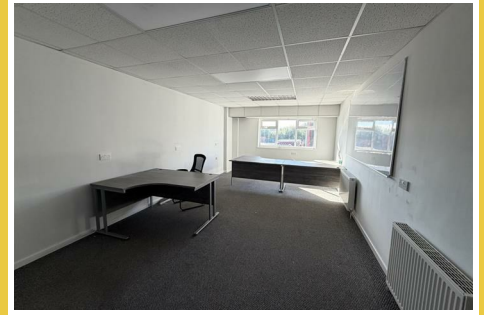
11219.00 sq ft



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## Description

Modern 3 bay warehouse unit with secure yard located on a established business park close to Junction 14 of the M6. The premises have extensive office facilities to the front of the unit at ground and first floor level. With a generous eaves height of 15.8 ft and two roller shutter doors the unit lends itself to a range of uses. Large car park and loading area to the front. Competitive rent and flexible terms available subject to status and proposed use.

Secure yard available at additional cost.

## Accommodation

GF Industrial: 6,273 sq ft (582.76 sq m)

GF Showroom: 1,865 sq ft (173.26 sq m)

GF Stores: 444 sq ft ( 41.25 sq m)

GF Kitchen: 105 sq ft ( 9.75 sq m)

1st Floor Office: 2,532 sq ft (235.22 sq m)

TOTAL GIA: 11,219 sq ft (1042.25 sq m)

Eaves Height:

15.80 ft (5m)

## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2025/26 is £58,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.



## Tenure

Leasehold On new terms to be agreed for a preferred term of 3 years or more.

## Legal Costs - Letting

Each party to bear their own costs.

## Credit Check / Referencing Process

Subject to Status of the Tenant. On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## EPC

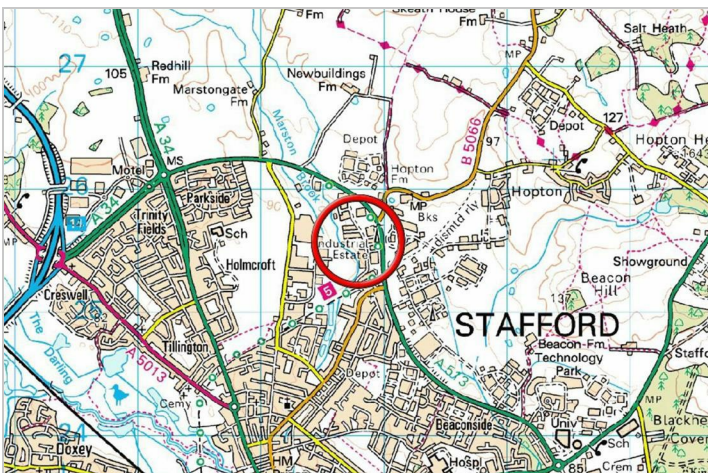
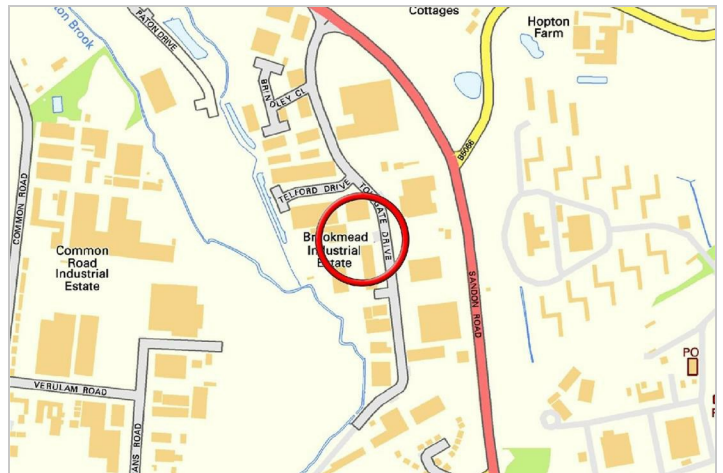
Energy Performance Certificate number and rating is TBC

## VAT

VAT is applicable for this propetry.

## 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.



## Road Map



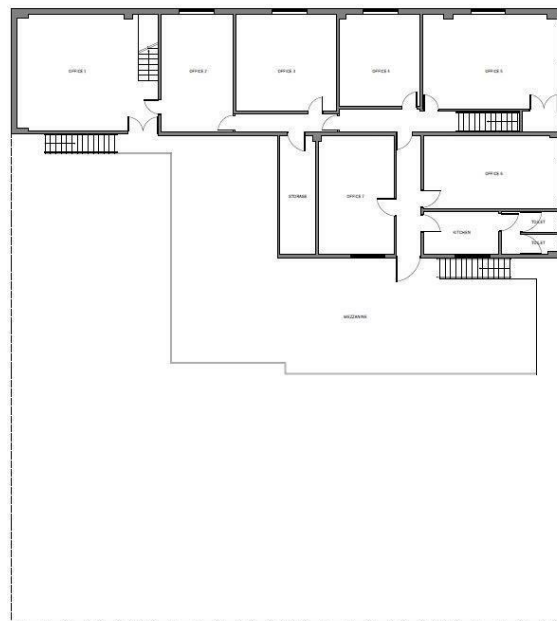
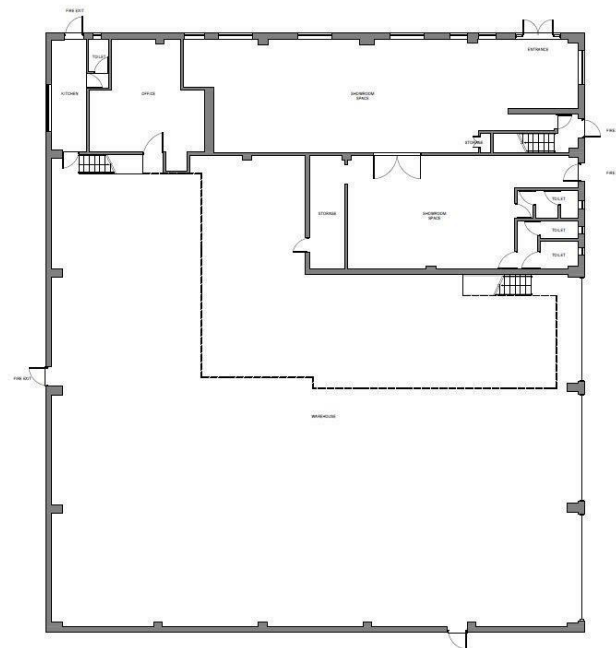
## Hybrid Map



## Terrain Map



## Floor Plans



FRIST FLOOR

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