



Unit 7 Leons Way

Tollgate Drive, Stafford, ST16 3HT

£21,000 Per Annum



4437.00 sq ft

Modern Warehouse unit with ground floor offices and Mezzanine on Tollgate Industrial Estate, Stafford. The property is fitted out to a high standard with internal offices, ample parking facilities, loading area with roller shutter door access.

Description

Modern warehouse unit located on established business park close to Junction 14 of the M6. The property benefits from having ground floor offices (1511 Sq ft), mezzanine floor (1504 sq ft) and ground floor warehouse of 1,422 sq ft. The total floor area for the premises is 4,437 sq ft and there is a generous eaves height of 15 Ft.

The premises has previously been used as a plumbers merchants and as such benefits from Trade Counter use.

Accommodation

Warehouse (GF) 1422 Sq ft (132.11 Sq m)
GF Office 1511 Sq ft (140.42 Sq m)
Mezzanine 1504 Sq ft (139.75 Sq m)
WCs

TOTAL GIA Inc Mezz : 4437 Sq ft (412.20 Sq m)

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 £20,250 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.

Postcode for VOA entry is: ST16 3EE

Tenure

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

EPC

Energy Performance Certificate number and rating is D (81)

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

Credit Check

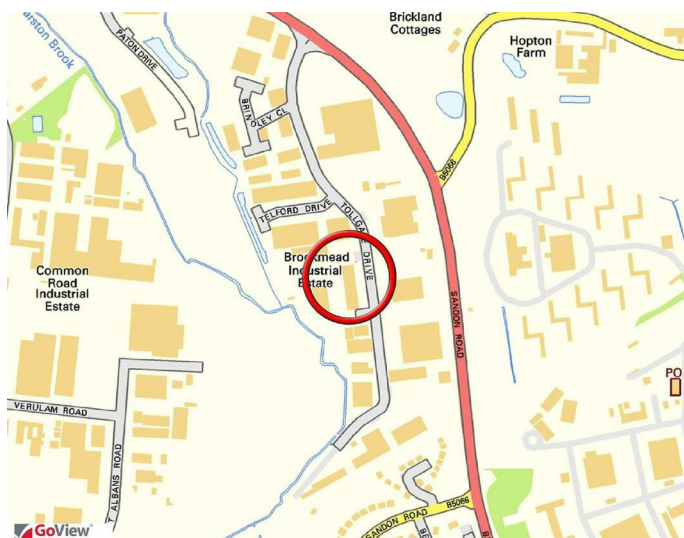
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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.

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.



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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