butters john bee bjb
commercial



Unit 11 Leons Way

Tollgate Drive, Stafford, ST16 3EE

RICS Regulated by RICS

4000.00 sq ft

£28,875 (From) Per Annum

- Modern Industrial /Warehouse Unit
- Close to J14 of the M6
- 4,000 Sq ft (371.60 Sq m)
- 4.5 metre eaves height





Description
A modern industrial warehouse unit with parking and loading on Tollgate Industrial Estate in Stafford. The property benefits from having an electric roller shutter door, 3 phase electric and a generous eaves height of 4.5m. Being the end unit it is visible from Tollgate Drive and is accessible to the A34 and Junction 14 of the M6.

Location
Situated on Leons Way and accessed from Tollgate Drive in Stafford. Sat Nav users should use post code ST16 3EE

Accommodation
GIA: 4,000 Sq ft (371.60 Sq m)

Specification
Construction : Steel Portal Frame, Steel profile clad
Eaves Height : 4.5m (15 Ft)
Electric : 3 Phase KVA subject to requirements
Gas: A gas supply is available to the property, however a meter may not be installed.
Car Parking : Extensive parking facilities on site

Rating
The VOA website advises the rateable value for 2026/27 is £24,750 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
A new tenants full repairing and insuring lease for a preferred term of 5 years.

Quoting rent
The Landlord will offer either:

The advertised rent of £28,875 for the first year followed by £38,500 in years two and three.

OR

£38,500 per annum for years one to three with 3 (Three) months rent free at the start of the lease.

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.

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.

EPC
Energy Performance Certificate number and rating is TBC

Legal costs
Each party will pay their own legal costs in connection with 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.

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



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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