



## 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

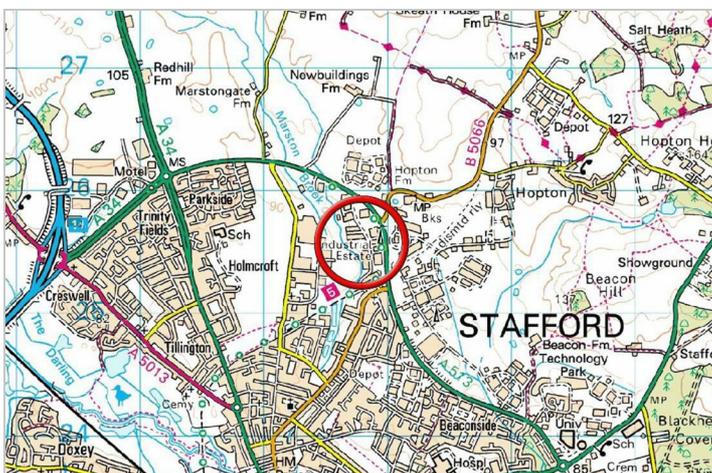
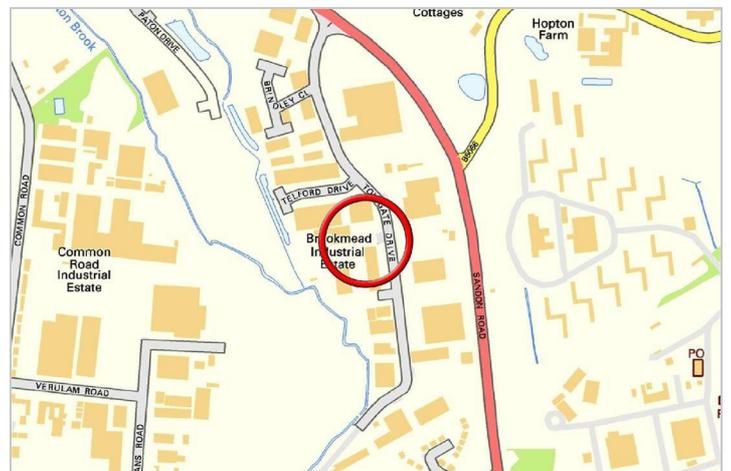
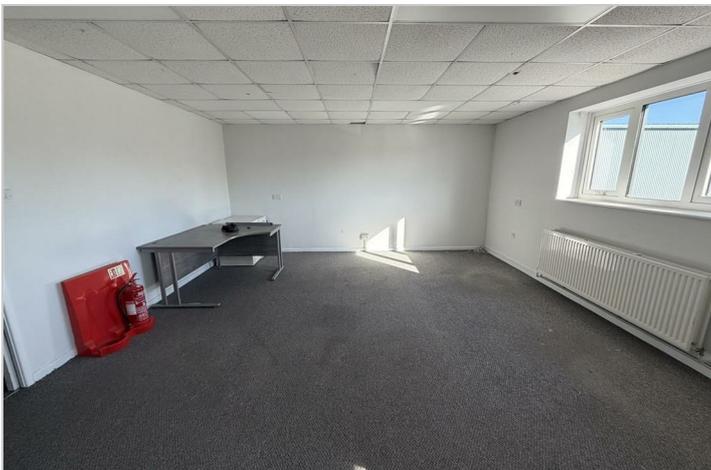
Energy Performance Certificate number and rating is TBC

## VAT

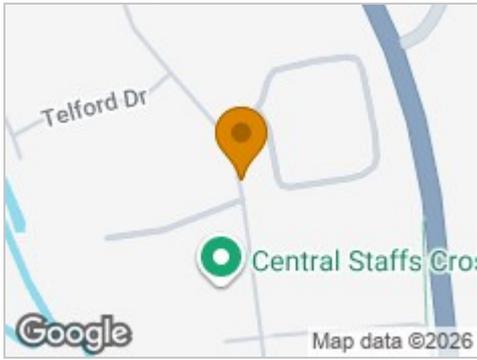
VAT is applicable for this propetry.

## 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.



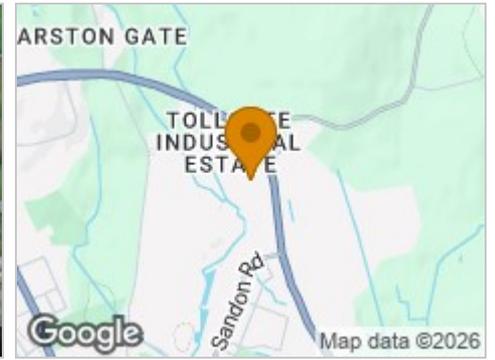
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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