

TO LET

Unit 9 Brindley Close
Tollgate Drive
Stafford
ST16 3HS

£11,000 per year
1839.55 sqft / 170.90 sqm
Industrial



A modern, single storey workshop/warehouse of brick/block construction with double pitch insulated roof and solid concrete floor.

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
Fax:
0121 444 8626

Regulated by RICS

Location

Brindley Close is located off Tollgate Drive on the popular and well established Tollgate Industrial Estate on the northern fringe of Stafford with access from the main A513 Beaconside Ring Road and within approx 1/2 mile of the main A34 Stafford - Stoke Road and approx 1 mile from motorway M6 (J14).

Accommodation

Workshop/warehouse - Total ground floor area 1684 sq.ft. (156.4 sq.m.) including reception office 156 sq.ft. (14.5 sq.m.).

Roller shutter access and internal eaves height of 13'6" (4.1m)

First floor storage 156 sq.ft. (14.5 sq.m.)

Male and female toilet facilities.

Front forecourt proving parking.

Terms

The property is available to let on new lease for a term of 3 years or multiple thereof on a tenants full repairing and insuring basis.

Rent - £11,000 per annum exclusive of rates, VAT and other outgoings and subject to 3-yearly, upwards, only review.

Rateable value

The property is assessed at RV £7,800.

General rate poundage 2018/2019 - 48p.

Services

We understand that mains gas, water and electricity are connected although these have not been tested.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913
pburnett@chiverscommercial.co.uk

Costs

Each party to be responsible for their own legal/other costs in the documentation.

VAT

We are advised that the rent and other charges will be subject to VAT.

Misdescription act

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.