

TO LET

STAFFORD 55

PATON DRIVE, STAFFORD ST16 3EF

55,780 sq ft (5,182 sq m) Warehouse/Production Unit

- 8.4m eaves
- 2 dock loading doors
- 2 level access doors
- Secure 35m deep yard
- 93 car parking spaces
- Fully fitted office accommodation



For Indicative Purposes Only

Key occupiers in the area include:





All Images For Indicative Purposes Only

LOCATION

Stafford 55 is situated to the north of Stafford town centre, adjacent to the established Tollgate Business Park and prominent to the A513 which provides access via the A34 to Jct 14 of the M6 motorway (1.5 miles).

DESCRIPTION

The warehouse area benefits from:

- 8.4m clear working height
- Lighting in some areas
- 35m secure service yard to the rear
- 2 dock level access doors
- 2 level access loading doors

The offices benefit from:

- Fully fitted offices
- Generous staff welfare provision
- Feature entrance/reception area
- 93 designated car parking spaces

ACCOMMODATION

	sq ft	sq m
Warehouse	41,941	(3,896.4)
Offices	13,839	(1,285.6)
Total GIA	55,780	(5,182)
Mezz	3,609	(335.3)

Subject to final measurement.



SERVICES

All mains services are connected to the property.

TENURE

Contact the letting agents for terms and rent.

RATEABLE VALUE

£226,000
(Taken from the VOA website)

PLANNING USE

The unit is suitable for B1(c) (Light Industrial), B2 (General Industrial) & B8 (Storage & Distribution) uses. However please contact the Stafford planning authority for full confirmation.

EPC

Available on request.

VAT

All figures are quoted exclusive of VAT which will be chargeable at the prevailing rate.

LOCAL AMENITIES INCLUDE:

TESCO
express


PUREGYM

Shell



McDonald's



SAT NAV : ST16 3EF
 answer.sudden.sports

LOCATION	DRIVE TIMES	DISTANCE
M6 J14	3 minutes	1.4 miles
Stoke-on-Trent	21 minutes	16 miles
Wolverhampton	41 minutes	19 miles
Birmingham	37 minutes	32 miles
Burton-on-Trent	44 minutes	29 miles
Derby	49 minutes	25 miles

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VIEWINGS

For further information or to arrange an inspection please contact:



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