

TO LET

NEW INDUSTRIAL / DISTRIBUTION UNITS

PHASE 3 TOLLGATE PARK, PATON DRIVE, STAFFORD, ST16 3EF

FENCE DETAIL (SCALE 1:50)

SHRUB PLANTING SPECIES

All shrubs to be planted in defined beds at a density of 3-4 per square metre. Temporary fencing (thorn fencing or chestnut paling) and maintenance to be provided for one growing season:

- a. Mahonia Aquifolium
- b. Potentilla Fruticosa
- c. Ilex Aquifolium
- d. Cotoneaster Horizontalis
- e. Rosa Rugosa
- f. Corylus Avellana Contorta
- g. Viburnum Tinus
- h. Rosmarinus Officinalis

Soil should be clean imported topsoil laid to a minimum 150mm depth within ornamental planted areas

Turf to all other areas

TREE PLANTING SPECIES

All trees should be a size of no less than 10cm girth measured at 1m from ground level at time of planting. All proposed trees not susceptible to infestation from barking weevils to be planted as early as possible.

1. Prunus Padus (Black Green Bird Cherry)
2. Sorbus Aucuparia (Mountain Ash)
3. Betula Pendula (Silver Birch)
4. Malus Floribunda (Crisp Apple)
5. Sorbus Aucuparia (Rowan)

Provide temporary fencing (thorn fencing or chestnut paling) to new and existing trees where required

Roads, pavements and parking areas surfaced with black tarmac, parking spaces marked with white thermoplastic paint. Service areas surfaced with concrete

PLAN CYCLE SHELTERS (SCALE 1:50)



- Access road - Black tarmac
- Carpark areas - Black tarmac
- Service yard areas - Concrete
- Footpaths - Black tarmac
- Law maintenance shrubs or trees
- New trees or shrubs

SITE LAYOUT (SCALE 1:500)



Wall panel colour



Roof panel colour



Cladding panel profile

Rev Details Date By

Barnett Ratcliffe Partnership
Architects and Development Consultants

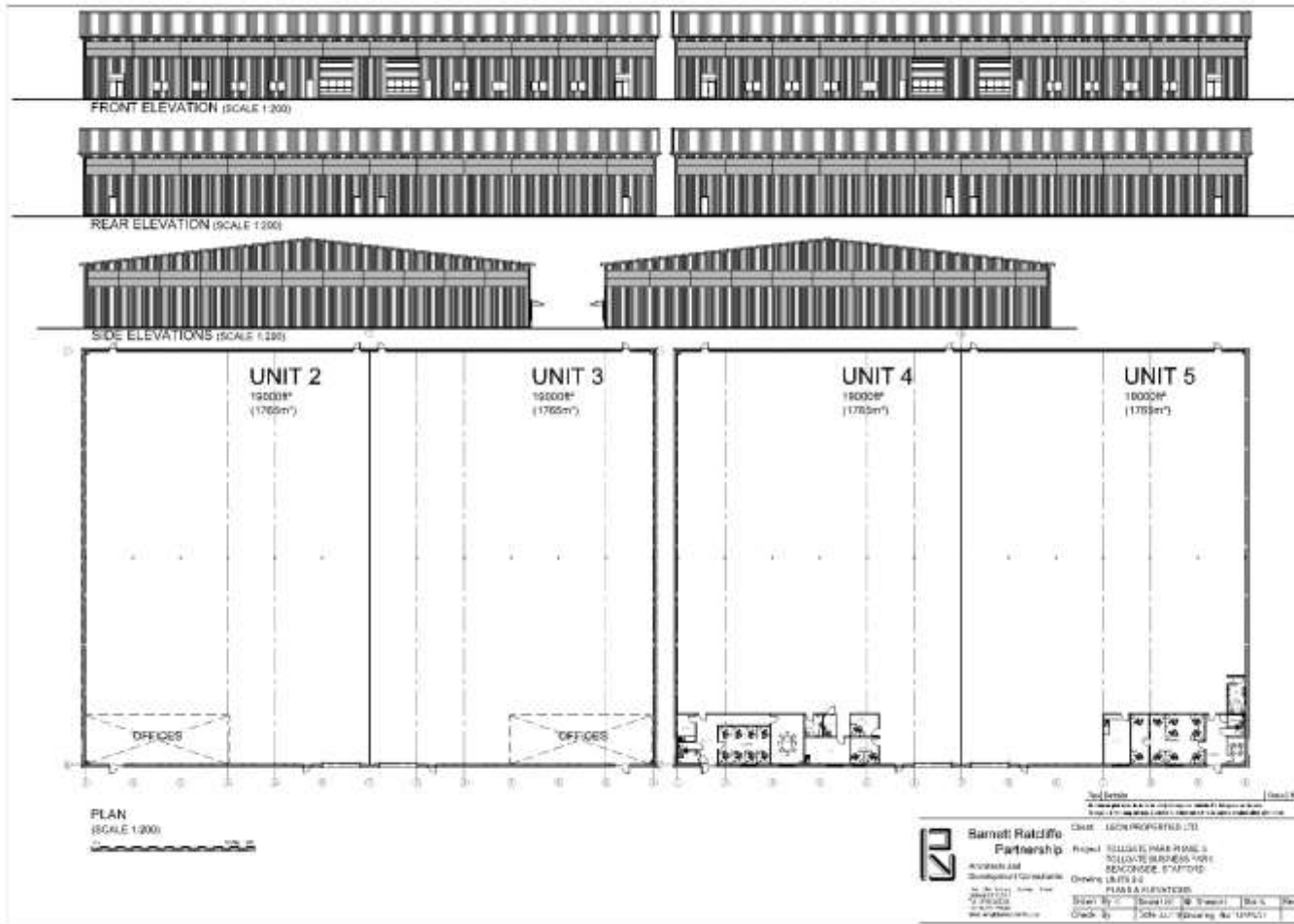
Client: LEONS PROPERTIES LTD
Project: TOLLGATE PARK PHASE 3
TOLLGATE BUSINESS PARK
BEACONSFIELD, STAFFORD
Drawing: PROPOSED SITE

The Old Library, Beeton, Stafford ST16 3EF
Tel: 01782 202294
Fax: 01782 202295
Email: info@barnett-ratcliffe.co.uk
www.barnett-ratcliffe.co.uk

Drawn By: IC	Scale: 1:500	Sheet: 1/1	Sta Pt.	Rev.
Check By:	Date: JULY 18	Drawing No: 1124/P/06		

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LOCATION

Stafford benefits from excellent road links via Junctions 13 & 14 of the M6 and the A34 dual carriageway. Major local companies include Argos, Bostik Findley, Gap, Screwfix, Culina, Alstom and UK Mail.

DESCRIPTION

Tollgate Park is the latest development of a Greenfield site just 1.5 miles from Junction 14 of the M6 Motorway. The scheme provides a design and build warehouse / distribution centre designed to the occupiers specific requirements with floor areas up to 94,000sq.ft. The properties will benefit from the following:-

- Steel portal frame construction
- Steel profile clad
- 6.5m eaves
- 3 phase electricity (KVA to requirements)
- Typical 5% office content
- Extensive on-site car parking

Specific occupier requirements to be discussed with our client and exact rental figures will be quoted once specifications are agreed.

TENURE

The property is available by way of a new lease on terms to be agreed.

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ACCOMMODATION

	SQ. M.	SQ. FT.	RENT PA
Unit 1	1,672	18,000	£115,000
Units 2 & 3	3,530	38,000	£240,000
Unit 4 & 5	3,530	38,000	£240,000

EPC

Prepared upon completion.

RATING ASSESSMENT

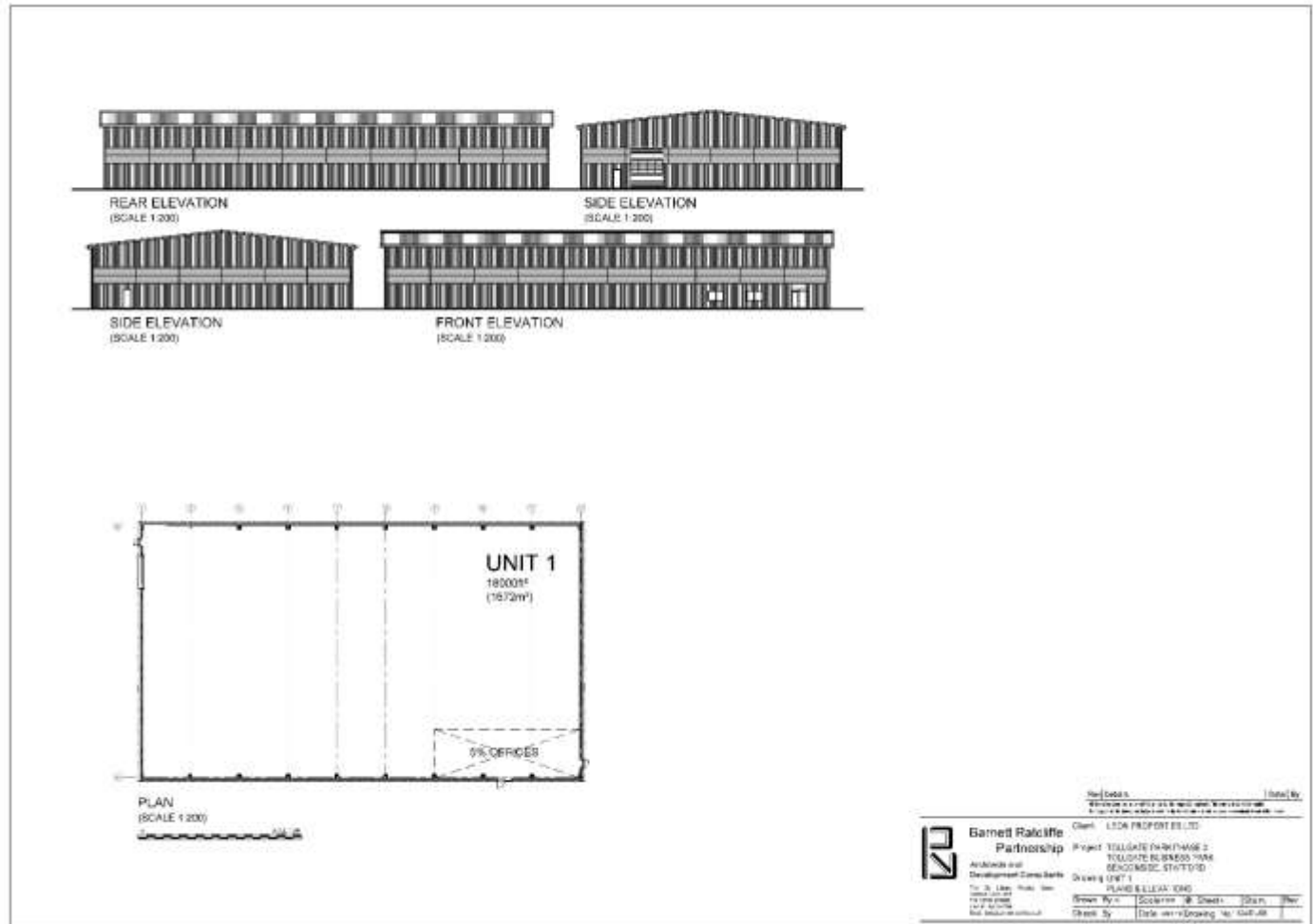
To be assessed upon completion. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford County Council).

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the estate.

PLANNING

Planning reference 18/29117/FUL provides further information. Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire County Council).



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SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The in-going Tenant will be responsible for the Landlords legal costs in connection with the preparation of the Lease.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



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