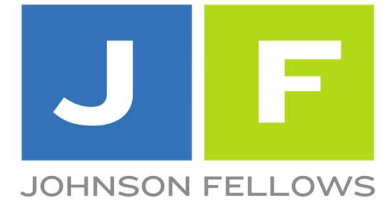


Stafford, Unit 5 Hargreaves Court, Staffordshire Technology Park, Beaconside, ST18 0WN

Office Premises – To Let



- Modern business park office accommodation
- Good on-site car parking
- 2,539 sq ft (235.88 sq m)



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Office Premises – To Let

LOCATION

The property is situated on Staffordshire Technology Park which is a modern office / business park at Beaconside, approximately 1 mile north east from Stafford town centre. Junction 14 of the M6 motorway is about 4 miles distant via the A513 Eastern Distributor Road.

A location map is at the end these particulars.

DESCRIPTION

The subject property comprises a modern detached two storey office building of traditional brick construction underneath a pitched tiled roof.

Internally, the accommodation is accessed via an attractive reception area, which has both stairs and an access lift to the first floor. There is WC and kitchen accommodation to the ground floor.

The ground floor comprises a modern open plan office accommodation with the following specification:

Carpeted raised access floors
Suspended ceiling
LED lighting inset into the suspended ceiling grid
Mitsubishi comfort cooling /air conditioning
Floor to ceiling height of 2.52m

Externally there are approximately 11 car parking spaces.

ACCOMMODATION

The subject accommodation has been measured on an IPMS 3 basis as follows:

Ground Floor	235.88 sq m	2,539 sq ft
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Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these for themselves.

TENURE

The property is available to let on a new lease and subject to terms and covenant strength, the quoting rent is £11.00 per sq ft, per annum, exclusive, subject to contract. The property is to be let on effective full repairing and insuring terms.

RATEABLE VALUE

£24,250

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C 55.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in a transaction.

VIEWING

All viewings by prior appointment through this office.

CONTACT

Mark Fitzpatrick
Email: mark.fitzpatrick@johnsonfellows.co.uk
Tel: 0121 234 0432
Mobile: 07305 334 286

Chris Gaskell
Email: chris.gaskell@johnsonfellows.co.uk
Telephone: 0121 643 9337
Mobile: 07786 515 436

Or our Joint Agent

Kevin Millar
Millar Sandy
01785 244 400
kevin@millarsandy.com

SUBJECT TO CONTRACT

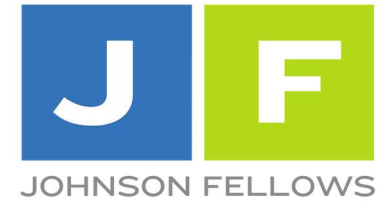


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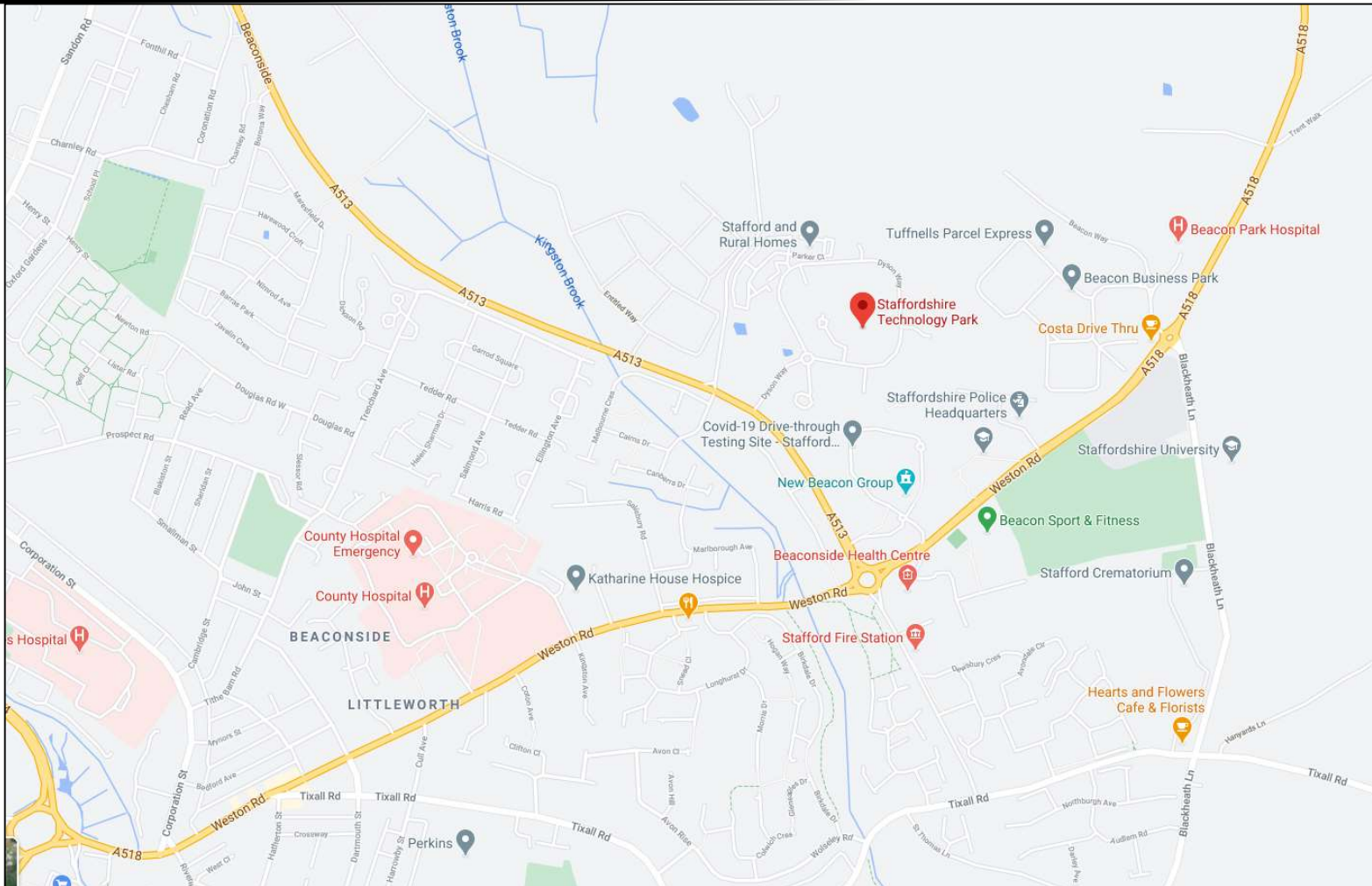
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Office Premises – To Let



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