

TO LET

**UNIT 2A & 3, MARCONI GATE, DYSON WAY,
STAFFORDSHIRE TECHNOLOGY PARK, BEACONSIDE,
STAFFORD, STAFFORDSHIRE, ST18 0FZ**



OFFICE PREMISES

1,105 - 3,357 sq ft (102.66 - 311.8 sq m)

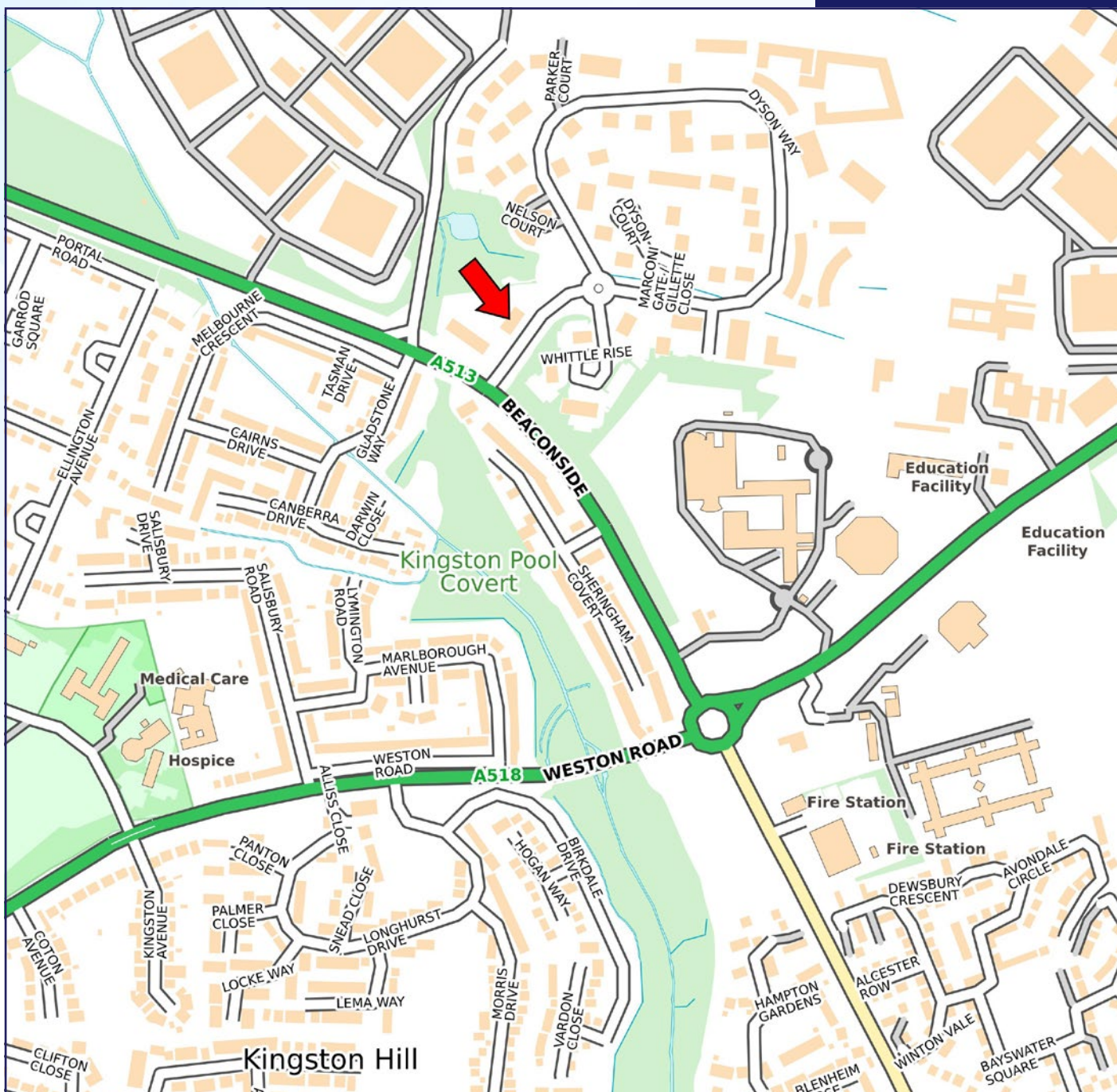
(Approx. Total Net Internal Area)

- Close to J14, M6 Motorway
- Established Office Park
- Immediately available
- Parking Available

LOCATION

Marconi Gate is situated close to the University on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and linked to Junction 14 of the M6 motorway about one mile distant via the A513 eastern distributor road. Stafford also benefits from its rail connection links providing intercity services throughout the national network. The Staffordshire Technology Park is the town's principal office development and is home to a number of major occupiers including Defra, Stafford and Rural Homes, Staffordshire Schools Football Association and Handelsbanken.

POSTCODE: ST18 0FZ



DESCRIPTION

Marconi Gate is a modern development comprising two terraces of two-storey office buildings constructed in attractive brick and tile. The estate provides nine well-designed units, arranged around forecourt parking, and is home to a number of established occupiers including NHS, Omicron and NFU Mutual Insurance. This high-quality development offers businesses a professional environment with practical layouts, modern specifications and excellent on-site parking provision.



Suite 2A

Suite 2A occupies a prominent frontage onto the main estate road, enhancing visibility and ease of access.

- Suspended ceiling with recessed Category II compliant lighting
- Gas-fired central heating
- Carpeted floor coverings
- Refreshment point
- Kitchenette
- Two WC facilities
- Fire and intruder alarm systems
- 4 Parking Spaces

Suite 3

The suite includes:

- LED lighting
- Gas-fired central heating
- Carpeted floors
- Kitchenette
- Glass Partitions
- Two WC facilities
- 11 Parking Spaces



ACCOMMODATION

Suite 2A	SQ M	SQ FT
Suite 2A	101.35	1,091
TOTAL Approx. Gross Internal Area	101.35	1,091

Suite 3	SQ M	SQ FT
Ground	101.4	1,092
1st Floor	109	1,174
TOTAL Approx. Gross Internal Area	210.5	2,266

	SQ M	SQ FT
TOTAL Suite 2A + 3 Approx. Gross Internal Area	311.8	3,357

RENT

POA

EPC

Suite 2a - C (51)

Suite 3 - C (64)

RATEABLE VALUE

Suite 2a - £10,500 (2026 Listing)

Suite 3 - £20,500 (2026 Listing)

VAT

All prices are quoted exclusive of VAT which we understand will be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1258 Date: 02/26

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