

TO LET

DUNSTON HALL AND COACH HOUSE

DUNSTON, STAFFORD, ST18 9AB



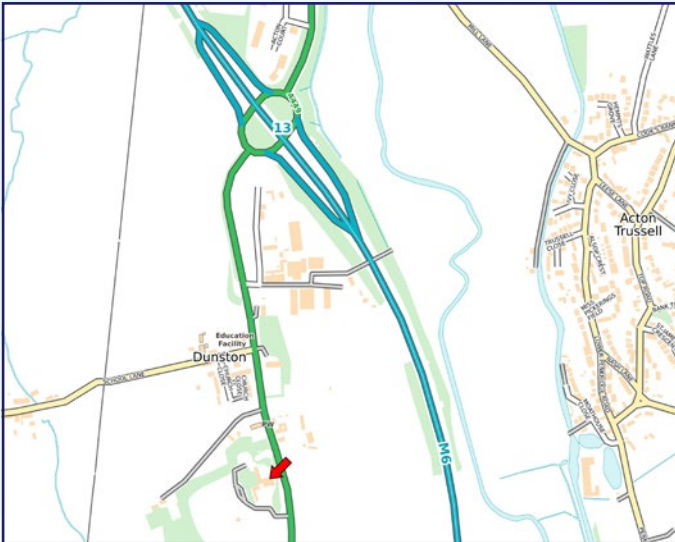
OFFICE SUITES

2,000 - 5,280 sq ft (185 - 490 sq m) (Approx. Net Internal Area)

- A range of open plan and partitioned office accommodation
- Generous onsite car parking
- Located within 0.5 miles of Junction 13 M6 Motorway

LOCATION

Dunston Hall is located on the A449 approx. 0.5 miles to the south of Junction 13 M6 and 2 miles north of Penkridge Town Centre which has a range of facilities to include a train station. Stafford town centre lies approx. 3.5 miles to the north providing a wider range of amenities and Stafford Railway station provides regular train services to Manchester, Birmingham and London. The location provides excellent access to the regional motorway network via Junction 13 to include the M6 Toll and M5.



DESCRIPTION

Dunston Hall

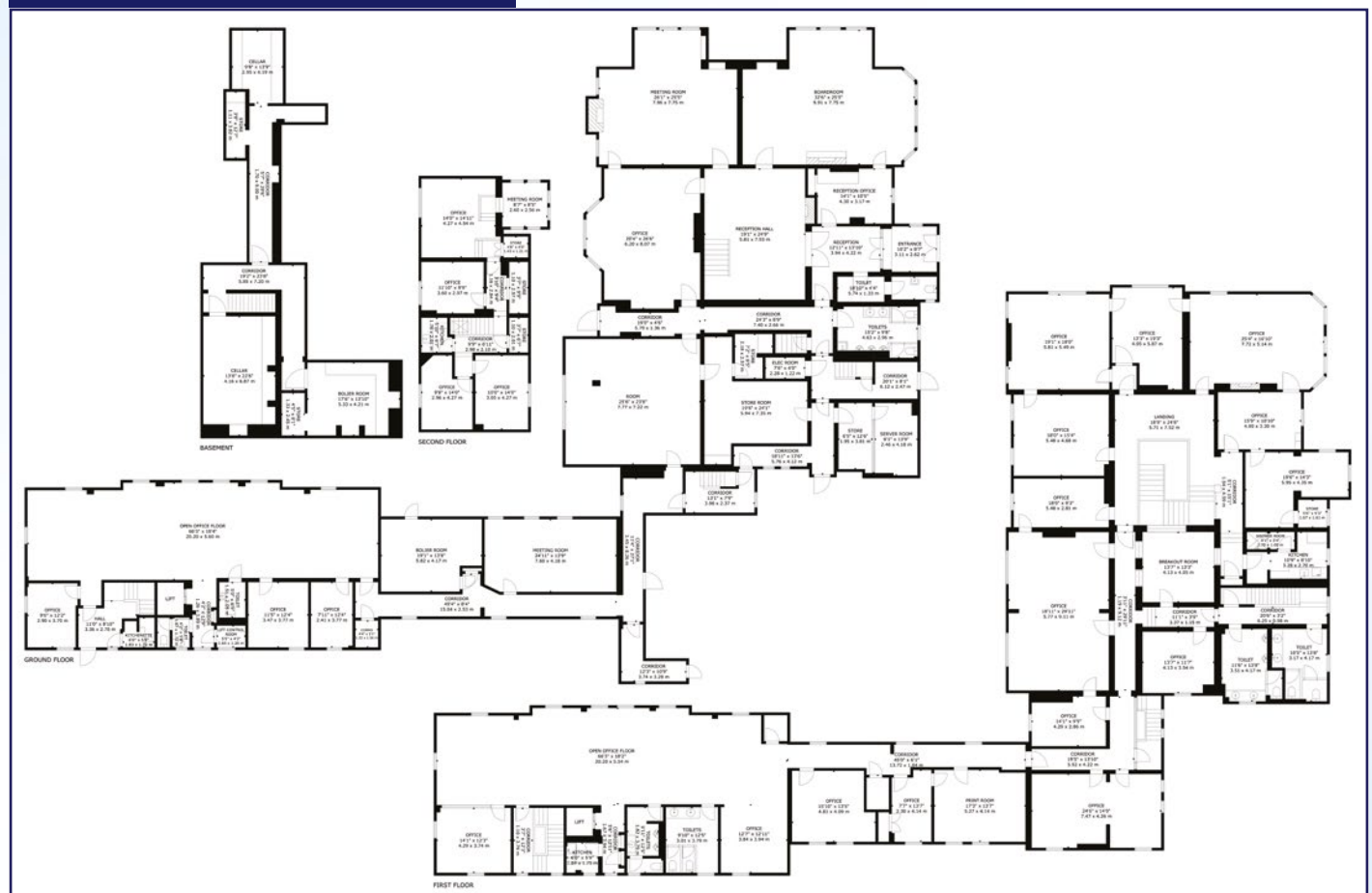
To the rear of the original Hall there is a modern two storey extension providing open plan and partitioned accommodation at ground and first floor level. There are toilet facilities on both floors and lift access. Additional space is also available in the Hall to increase floor space should an occupier need it. The offices are accessed via a door to the rear of the building directly off the car park.

Coach House

The Coach House sits adjacent to the main building comprising a self-contained character building. The accommodation comprises a variety of high quality office space over two floors with toilet and kitchen facilities. There is also a detached meeting room across the courtyard included.



CLICK FOR 360 VIRTUAL TOUR



ACCOMMODATION

Approx. Net Internal Area	SQ M	SQ FT
Dunston Hall	185 – 490	2,000 – 5,279
Coach House	314	3,388

TENURE

Available on a new lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

Further information available from the agents.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E(107).

PLANNING

Interested parties to make their own enquiries to Stafford Council Tel: 01785 619000.



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

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

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1252 Date: 12/25

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