

## TO LET

Unit B Dyson Court  
Staffordshire Technology Park  
Stafford  
ST18 0AR

£107.64 per sqm / £10.00 per sqft Office



Open plan office accommodation with kitchen and toilet facilities, raised access floors, passenger lift and gas fired central heating.

26 High Street  
Kings Heath  
Birmingham  
B14 7JT

**Tel:**  
**0121 441 3040**  
**Fax:**  
**0121 444 8626**

**Regulated by RICS**

## Location

The property is located on Staffordshire Technology Park off the A518 approximately 1 mile north east of Stafford town centre with convenient access to Beaconside ring road and the M6 motorway (J14 approx. 3.5 miles).

## Accommodation

Ground floor:

Entrance lobby with male/female and disabled toilet facilities off.

Open plan office area with kitchen facilities.

First floor:

Landing with male/female toilet facilities off

Open plan office area with kitchen facility.

28 parking spaces.

## Terms

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

## Rateable value

The property is assessed at RV £48,750 with effect from 1 April 2017.

## Services

Mains water, gas, electricity and drainage are connected.

## Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913  
pburnett@chiverscommercial.co.uk

## VAT

All figures quoted are exclusive of VAT which will be added as required.

## Misdescription act

### CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.