

TO LET

Sugnall Business Centre
Nr Eccleshall
Stafford
ST21 6NF

£129.17 per sqm / £12.00 per sqft Office



Sugnall Business Centre is an award winning development of individual office suites in a range of former agricultural buildings and located in the centre of the small hamlet of Sugnall approx. two miles west of Eccleshall and seven miles from Stafford.

Apart from the business centre there is also a walled garden and catering facilities.

In total there are seventeen office suites spread over ground and first floor.



www.chiverscommercial.co.uk These particulars are given upon the distinct understanding that all negotiations for purchase must be conducted through Chivers Commercial. They are intended to give a fair description of the Property which is offered subject to being unsold or let, but their accuracy cannot be guaranteed neither do they form part of any contract.

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Regulated by RICS

Location

Located in the centre of the small hamlet of Sugnall approx. two miles west of Eccleshall and seven miles from Stafford.

Accommodation

Check our office for availability.

Terms

Each suite is available on new lease for a term of six years but subject to tenants break clause/rent review at the of the third year.

In addition to rent a service charge (currently £3.70 per sq.ft. office area), is charged to cover maintenance of common parts and facilities.

Each tenant contributes to the buildings insurance premium for the property.

Rateable value

Each suite is individually assessed. Subject to individual circumstances each suite qualifies for 100% small business rates relief but this should be confirmed with Stafford Borough Council - 01785 619000.

Services

The centre offers the following facilities:-

- Separately metered electricity to each suite with electric storage heaters and electric points.
- Shared toilet facilities.
- Shared kitchenette facility (some units have a separate water supply).
- Individual BT connection.
- 10mb Broadband link available.
- On-site security.
- Good decorative condition.
- Good car parking.

Viewings

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

Costs

Each party will be responsible for their own legal/other costs in the transaction.

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.
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