



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF CENTRAL MIDLANDS ESTATES LIMITED

SECOND FLOOR
OFFICE SUITE
TO LET
IN
STAFFORD TOWN CENTRE



- * TOTAL NET FLOOR AREA – 2,240 SQ.FT. (208.10 SQ.M.) *
- * MAIN STREET POSITION *
- * CENTRALLY HEATED * CARPETED *
- * SUSPENDED CEILING AND FITTED CATEGORY 2 LIGHTING *

ADDRESS **SECOND FLOOR, WEAVERS CHAMBERS, NOS. 11/12 GAOLGATE STREET,
STAFFORD, STAFFORDSHIRE, ST16 2BP.**

LOCATION The property is prominently situated in Stafford Town Centre on the west side of Gaolgate Street at its junction with Stafford Street. Junction 14 of the M6 motorway is approximately two miles distant, Junction 13 is about three miles away and public car parking and Stafford's mainline railway station are within 500 yards (457.20m) walking distance.

DESCRIPTION Weavers Chambers form part of a three-storey retail and office building of flat-roofed brick construction and provide two suites partitioned into a number of rooms with access from Stafford Street via a shared ground floor entrance.

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The first floor has been let to Arriva (Midlands) Limited but the second floor suite is available and has a suspended ceiling, Category 2 lighting, dado trunking and carpeting fitted. Suitable for a variety of professional and commercial office uses, the accommodation may be particularly attractive to a user requiring centrally located accessible space convenient for access by the visiting public.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance Lobby	--	--
SECOND	Open plan office, three partitioned rooms and storeroom Kitchen Male and Female W.C. facilities	2,120 120	196.95 11.15
	TOTAL NET FLOOR AREA	2,240	208.10

SERVICES Mains water, electricity and drainage are connected. The accommodation is centrally heated by hot water radiators fed by a Glow-worm Extrafast gas-fired boiler. An intruder alarm is fitted.

ASSESSMENTS Local Authority - Stafford Borough Council

Rateable Value : £8,800
Uniform Business Rates payable per annum (2013/14) : £4,144.80

TERMS The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£9,650** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the apportioned cost thereof. A service charge will also apply to cover the cost of the cleaning and lighting of the common access areas.

LEGAL COSTS Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING By arrangement with the Agent's Stafford Office.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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