



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF THE TRUSTEES OF THE INTERLINK PENSION FUND

**IMPOSING  
OFFICE BUILDING  
TO LET OR FOR SALE  
IN  
STAFFORD**



- \* TOTAL GROSS FLOOR AREA - 3,395 SQ.FT. (315.40 SQ.M.) \*
- \* MAIN ROAD POSITION \* CENTRALLY HEATED \*
- \* FORECOURT AND REAR PARKING WITH SIXTEEN SPACES \*
- \* GOOD ACCESS TO TOWN CENTRE AND M6 MOTORWAY \*

**ADDRESS** STAFFORDSHIRE HOUSE, NO. 96 STONE ROAD, STAFFORD, STAFFORDSHIRE, ST16 2RS.

**LOCATION** The property is situated on the east side of the A34 Stone Road, approximately three quarters of a mile north from Stafford town centre and about one mile south-east from Junction 14 of the M6 Motorway. The M6 provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Stafford also lies on the West Coast line thereby benefitting from the town's rapid rail links with London and the north.

**DESCRIPTION** Staffordshire House comprises an imposing two-storey slate-roofed brick building, which has been enlarged at the rear by way of a two-storey flat-roofed extension, and provides cellular and partitioned office accommodation on the ground and first floors with additional cellar space and the benefit of a large forecourt parking area.

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The premises are centrally heated, carpeted, have Category II lighting fitted throughout and a ramped disabled access at the front. The front and rear sections have independent heating systems installed and this would facilitate their separate letting if desired.

The availability of the property offers an ideal opportunity for a company with a headquarters requirement to acquire premises in a highly accessible fringe of town centre location with the benefit of good public access and excellent motorway communications links.

**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 (Front)	Entrance Hall	-	-
	Four offices	825	76.64
	Kitchen	40	3.72
	Male/disabled and female W.C. facilities	-	-
FIRST (Front)	Five Offices	720	66.89
	Print room	40	3.72
	Kitchen	115	10.68
	W.C. facility/shower room	-	-
GROUND (Rear)	Entrance lobby	-	-
	Boiler room	-	-
	Male W.C. facility	-	-
	Four offices	860	79.89
FIRST (Rear)	Male W.C. facility	-	-
	Four offices	795	73.86
	<b>TOTAL NET FLOOR AREA</b>	<b>3,395</b>	<b>315.40</b>
<b>OUTSIDE</b>	Shared driveway accesses from Stone Road and Co-operative Street surfaced in tarmacadam. Forecourt parking area providing twelve spaces with an additional four spaces at the rear. Landscaped external areas.		

**SERVICES** All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by two independent gas-fired boilers.

**ASSESSMENTS** Local Authority - Stafford Borough Council  
Rateable Value : £26,500  
Uniform Business Rates payable per annum (2012/13) : £12,137

**TERMS** The premises are available on a new full repairing lease for a term to be agreed at a rental of **£34,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest in the property with offers in the region of **£300,000** invited.

**LEGAL COSTS** In the event of a letting, the ingoing tenant is to be responsible for all legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon. In the case of a sale, both parties are to be responsible for their own legal charges.

**VIEWING** By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold. Confirmation of tenure will be provided by the vendor's solicitors during pre-contract enquiries.

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/3616**  
**01/04/14**

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