



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Prestige Office Building To Let in Stafford



- **Unit No. 5, Parker Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0WP**
- **2,250 sq.ft. (209.05 sq.m.)**
- **Category II lighting, air-conditioning and carpeting fitted**
- **Lift installed**
- **Immediately available**
- **Two miles from Junction 14 of M6 Motorway**

BANK CHAMBERS    SALTER STREET    STAFFORD    ST16 2JU

TEL. 01785 244400    FAX. 01785 244901

mailbox@millarsandy.com

www.millarsandy.com

## LOCATION

Parker Court is situated close to the University on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and linked to Junction 14 of the M6 Motorway about two miles distant via the A513 Eastern Distributor Road. Stafford also benefits from its rail connections to intercity services throughout the national network.

The Staffordshire Technology Park is the town's principal office development and is home to many major occupiers including the Staffordshire Football Association, Amey, Nestor Primecare, British Red Cross, Defra, the National Probation Service and NFU Mutual Assurance.

## DESCRIPTION

Parker Court is formed by a group of sixteen prestige office buildings arranged around extensive car parking and landscaped areas with Unit No. 5 in the middle part of the development and of two-storey semi-detached brick construction with a roof in tile.

Access is by way of a fully glazed tiled entrance lobby leading to a ground floor office suite, male and female WC facilities, a fitted kitchen and a first floor suite, both originally open plan in configuration but subsequently partitioned to provide two separate offices or meeting rooms.

Fitted features include suspended ceilings with recessed Category II compliant lighting, air-conditioning, full access raised floors and carpeting. A platform lift is also installed with the accommodation thereby fully compliant with the requirements of the Disability Discrimination Act

The accommodation is immediately available and offers a prospective tenant an ideal opportunity to acquire high quality space in an attractive office park setting with excellent 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	Entrance Lobby leading to shared kitchen and male and female W.C. facilities and open plan office suite with two partitioned offices.	975	90.58
FIRST	Open plan suite with two partitioned offices.	1,275	118.45
<b>TOTAL NET FLOOR AREA</b>		<b>2,250</b>	<b>209.03</b>
EXTERNAL car parking area with block paved surfacing providing ten spaces. Landscape features.			

## SERVICES

Mains water, electricity and drainage are connected. An air-conditioning system is installed and fire and security alarms are fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £26,729 with uniform business rates payable of £12,883.38 for the year ending March 2015. This is at present included within the assessment relating to Unit No. 6.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 75 within Band C.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£22,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. A service charge will be levied to cover the cost of buildings insurance and estate management costs.

## 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 Agents' Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3877** 16/01/15

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements