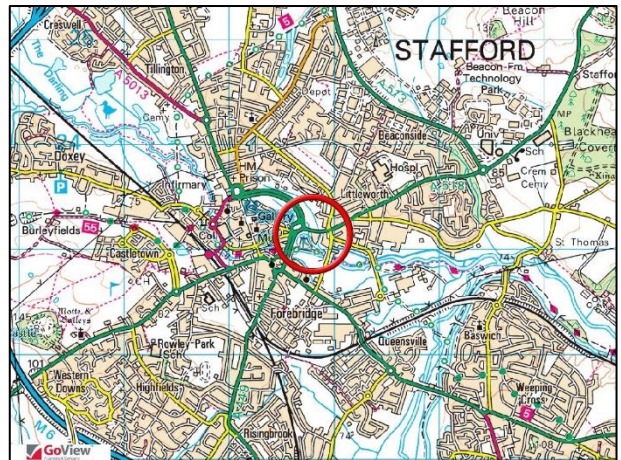




Prominently Situated Office Premises To Let in Stafford



- **First Floor, Anson House, Lammascote Road, Stafford, Staffordshire, ST16 3TA**
- **2,915 sq.ft. (270.81 sq.m.)**
- **Forecourt parking for ten vehicles**
- **Lift installed**
- **Centrally heated**
- **Close to Stafford Town Centre**
- **Asda and Stafford Leisure Centre nearby**

LOCATION

The property is prominently situated on the south side of Lammascote Road, between its junctions with Queensway and Riverway, and on the fringe of Stafford town centre with Asda and the local authority-operated Stafford Leisure Centre close by.

DESCRIPTION

The premises form part of a two-storey flat-roofed brick building sited in a prominent main road position and provide a large ground floor entrance lobby leading to a first floor suite of fifteen offices with kitchen and WC facilities.

The accommodation is centrally heated, has a lift installed, is fitted with dado trunking, enjoys the benefit of on-site car parking and its availability is likely to prove particularly attractive to those professional and commercial users requiring a conveniently located administration facility.

The floorspace has previously been used as offices but would be suitable for a variety of alternative purposes subject to any planning consent considered appropriate by the relevant local authority.

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/reception and lift leading to:-	-	-
FIRST	Fifteen partitioned offices, kitchen, male, female and disabled WC facilities.	2,915	270.81
TOTAL NET FLOOR AREA		2,915	270.81
EXTERNAL vehicular access from Lammascote Road via a service roadway leading to a forecourt car parking area surfaced in tarmac and providing ten spaces.			

SERVICES

All mains services are connected. The premises are centrally-heated by radiators fed by a gas-fired Ideal Concord boiler located in a ground floor boiler room.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £19,750 with uniform business rates payable of £9,480 for the year commencing ending March 2019. Transitional relief provisions may apply in this case. These details have been based on the information provided by the Valuation Office's website and the local rating authority and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 121 within Band E. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£15,000** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at three yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. The central heating system is used in common with the tenant of the ground floor and a charge provision will accordingly apply to cover the appropriate apportioned cost.

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/2846

20.06.2018

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