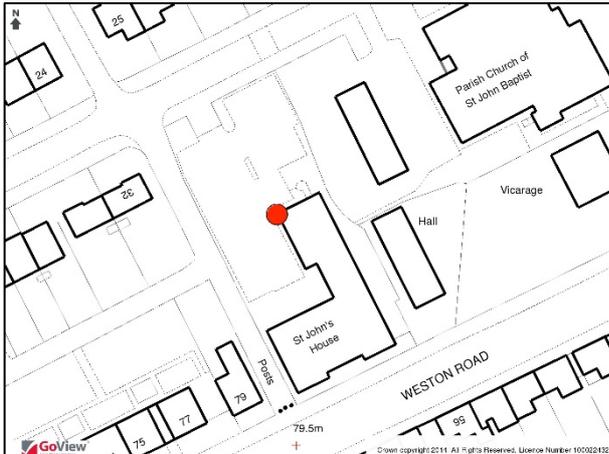




**Prestige
Office Suite
To Let
in Stafford**



- **Suite No. 2, Ground Floor, St John's House, Weston Road, Littleworth, Stafford, Staffordshire, ST16 3RZ**
- **925 sq.ft. (85.96 sq.m.)**
- **Prominently situated building**
- **Centrally heated**
- **Alarm system fitted**
- **Suspended ceiling and Category II lighting fitted**
- **Category 5 network cabling trunked at low level**
- **Passenger lift**
- **No VAT payable**
- **On-site car parking with three allocated spaces**
- **Business rates free subject to tenant qualification**

LOCATION

St John's House is prominently situated at Littleworth on the north side of the A51 Weston Road, close to its junction with Westhead Avenue and approximately two thirds of a mile east from Stafford Town Centre. Junctions 13 and 14 of the M6 Motorway are about three and two miles distant respectively and provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. Stafford's mainline station provides Inter-City connections throughout the national rail network.

DESCRIPTION

The premises form part of a two-storey building constructed in brick and tile in 1993 to provide four office suites with the upper and lower levels linked by way of a passenger lift through a central entrance lobby and with the external parts landscaped and laid out to accommodate a surfaced car park providing twenty-two spaces in total.

The available accommodation, which is on the ground floor, is centrally heated and is offered with the benefit of carpeting, blinds and an intruder alarm system fitted.

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 Hall and Lift	-	-
	Shared Male & Female W.C. facilities.	-	-
	Office suite providing open plan office, two partitioned private offices and refreshment point.	925	85.96
FIRST	Disabled W.C. facilities	-	-
	TOTAL NET FLOOR AREA	925	85.96

EXTERNAL car park surfaced in tarmacadam and providing three reserved spaces with vehicular access from Bedford Avenue, where on-street parking is also available. Landscape features. Pedestrian access from St John's Walk.

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by an independent gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £11,500 with no uniform business rates payable for the year commencing in April 2020 subject to certain occupier qualifying criteria. These details have been based on the information provided by the Valuation Office's website 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 76 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£9,250** per annum exclusive of rates with upward only reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of building maintenance, insurance and the cleaning, lighting, heating and maintenance of the common internal and external areas. VAT is not applicable on the rental.

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 Millar Sandy's Stafford offices or through the joint agents, Louis Taylor. Tel: 01782 260222.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3179

11.08.2020

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