



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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By Instructions of Bandglade Developments Limited

Office Units To Let in Stafford



- **The Schott Building, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EL**
- Suites from 86 sq.ft. (7.99 sq.m.)
- Combinations possible
- Easy in, easy out tenancy arrangements
- Availability as at September 2016
- Prestige building with central heating
- Extensive car parking
- Immediate occupation

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LOCATION

The Schott Building is prominently situated on the well-established Astonfields Industrial Estate on the north side of Drummond Road, at its junction with Carver Road and about one mile north from Stafford Town Centre. Junction 14 of the M6 Motorway is two miles distant and 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 through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property forms part of a complex and comprises an impressive three-storey headquarters building of flat-roofed construction with brick, glazed and clad elevations together with an extensive car parking facility.

The premises provide office accommodation at ground, first and second floor levels accessed through an impressive entrance hall and split into a number of suites some of which can be further divided to provide smaller groups of rooms.

The available cellular offices can be offered on a short or long term basis either singly or in various combinations to accommodate area requirements from 86 sq.ft. (7.99 sq.m.) upwards depending on availability at the time. The rooms are accessed off central corridors and have suspended ceilings, Category 2 lighting, carpets and blinds fitted. Shared male & female WC facilities are on each floor. There is a meeting room for general use.

The availability of this space offers an ideal opportunity for new or established businesses to acquire attractive offices in a prestige building on highly flexible occupancy terms not requiring any long-term commitment.

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

	OFFICE NO.	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)	RENT PER CALENDAR MONTH	RATEABLE VALUE
GROUND FLOOR	G7 & G8 (Interconnected)	116	10.78	£191 Combined	To be assessed
		86	7.99		To be assessed
FIRST FLOOR	F1	589	54.72	£638	£4,550
	F3	1,238	115.01	£1,042	£10,000
	F04a	249	23.13	£280	To be assessed
SECOND FLOOR	S5	297	27.59	£335	To be assessed
	S6	298	27.69	£345	To be assessed
EXTERNAL extensive car parking area at the side surfaced in tarmacadam.					

SERVICES

All mains services are connected. The building is centrally heated by hot water radiators fed by a gas-fired boiler. Access is by way of a door code and speakerphone entry system.

ASSESSMENTS

Subject to certain conditions, commercial premises with rateable values under £6,000 are subject to Small Business Rate Relief, which provides the occupier with 100% exemption from the payment of uniform business rates until the 30th March 2017.

EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of 87 within Band D. Full certificate with recommendations will be provided on request.

TERMS

The offices in the Schott Building are available on an agreement basis terminable by the tenant at one month's prior notice at any time and by the landlord at not less than three months' prior notice. Early possession can be given subject to completion formalities. The rental includes the cost of buildings insurance, electricity consumption, heating, the cleaning of the common areas, waste disposal, window cleaning and toilet consumables. VAT is applicable. Tenants are directly responsible for the payment of any uniform business rates.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation of the agreement, 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/3230 Revd 25/10/16

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