



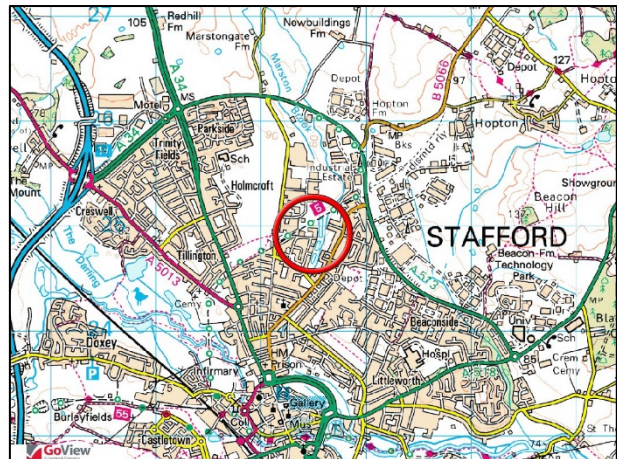
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF BANDGLADE DEVELOPMENTS LIMITED

Single Office Units and Suites To Let in Stafford



- **The Schott Building, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3EL**
- Suites from 112 sq.ft. (10.41 sq.m.) subject to availability
- Combinations possible
- Easy in, easy out tenancy arrangements
- Availability as at November 2024
- Prestige building with central heating
- Extensive car parking
- Immediate occupation
- Generally rates free subject to tenant qualification

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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 and single offices.

The available cellular rooms can be offered on a short- or long-term basis, but for a minimum period of twelve months, either singly or in various combinations to accommodate area requirements from 135 sq.ft. (12.54 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 with shared male and 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)

FLOOR	OFFICE NO.	SQ.FT.	SQ.M.	RATEABLE VALUE	RENT PER ANNUM
FIRST	F1	589	54.72	Pending	£7,656*
	F2	440	40.88	Pending	£5,724*
	F4(a)	249	23.13	£2,450	£3,732*
	F5	112	10.41	£1,250	£1,716*
	F7	211	19.06	£2,100	£3,168*
SECOND	S2	202	18.77	£1,475	£3,000*

* There is an additional £2.50 per sq.ft. charge for utilities.

SERVICES

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

ASSESSMENTS

Dependent on certain qualifying criteria, commercial premises with rateable values under £12,000 are subject to Small Business Rate Relief, which provides the occupier with 100% exemption from the payment of uniform business rates.

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 a twelve-month agreement basis terminable by either party at one month's prior written notice at the end of that period. Early possession can be given subject to completion formalities. Rental figures are inclusive of service charge and buildings insurance and covers electricity, heating, 24-hour access Monday to Friday, CCTV, communal cleaning, waste disposal, window cleaning and toilet consumables, use of the first floor meeting room (subject to availability), lift to all floors, parking and security, but excludes BT costs and business rates. VAT is applicable in this case.

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

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