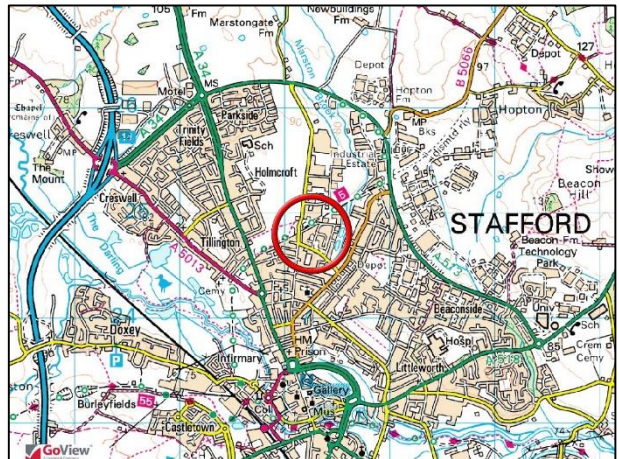
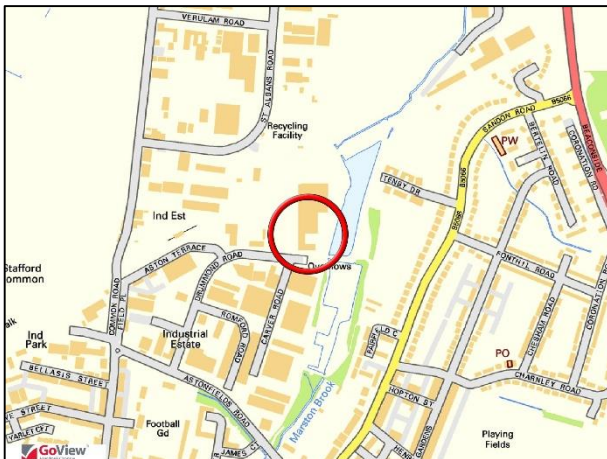




BY INSTRUCTIONS OF A J W PROPERTIES

Ground and First Floor Offices To Let in Stafford



- **Office G1, Jupiter House, Drummond Road, Astonfields Industrial Estate, Stafford, Staffordshire, ST16 3HJ.**
- **140 sq.ft. (13.01 sq.m.)**
- **Centrally heated**
- **Carpeted**
- **Good Motorway access**

LOCATION

Jupiter House is situated on the well-established Astonfields Industrial Estate on the south side of Drummond Road, at its junction with Carver Road and approximately one mile north from Stafford town centre. Junction 14 of the M6 Motorway is about two and a half 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 via its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises a two-storey building of flat-roofed brick construction attached to a separately occupied warehouse and provides centrally heated offices at ground and first floor levels fitted with suspended ceilings, Category 2 lighting and carpeting.

The available accommodation is currently surplus to operational requirements and is offered either as a suite of rooms or as individual offices at an inclusive rental.

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	Shared Entrance Lobby and Reception	-	-
	Office G1	140	13.01
	Office G2	Now Let	-
	Office G3	Now Let	-
	Shared W.C. facility	-	-
FIRST	Shared Kitchen	-	-
	Office F8	Now Let	-
	TOTAL NET FLOOR AREA	140	13.01

EXTERNAL forecourt parking area surfaced in tarmacadam and concrete and enclosed with mesh fencing with vehicular access from Drummond Road.

SERVICES

All mains services are connected. The office accommodation is heated by hot water radiators fed by a gas-fired boiler. Speakerphone door entry, fire and burglar alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £1,200. Rating assessments below £6,000 provide occupiers with 100% relief from any rates payable. 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.

TERMS

Office G1 is available on a twelve monthly agreement basis at £50 per week plus VAT if applicable, 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. The rental includes the cost of buildings insurance, electricity consumption, heating, the cleaning of the common areas, waste disposal, window cleaning and toilet consumables. Business rates are payable by the tenant as a separate item.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the agreement documentation.

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/3421(G1) 01.05.16