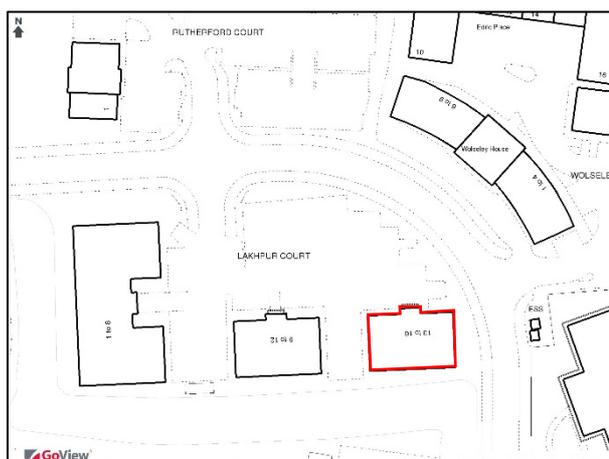




**Prestige
Office Building
To Let
in
Stafford**



- **Darwin House, Lakhpur Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FX**
- Floor areas available from 1,450 sq.ft. (134.71 sq.m.) to 4,350 sq.ft. (404.13 sq.m.)
- High Specification with Category II lighting, suspended ceilings and carpeting fitted
- Comfort cooling and heating
- Fully DDA compliant with lift installed
- Raised access floors
- Three miles from Junction 14 of M6 Motorway

LOCATION

Lakhpur Court is situated on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and with a link to the M6 Motorway at Junction 14 about three miles distant via the A513 Beaconside eastern distributor road. Stafford also benefits from its rail connection providing inter-city services throughout the national network. The Staffordshire Technology Park is the town's principal office development and is home to major occupiers including Defra, Nestor Healthcare, the Staffordshire Police Authority, NFU Mutual Assurance and Amey.

DESCRIPTION

Lakhpur Court is an office development of two-storey brick and tile construction consisting of three imposing buildings arranged to front an extensive forecourt car parking area. Darwin House is detached and provides accommodation accessed through an entrance lobby leading to four suites on the ground and first floors with a passenger lift linking each level. The office areas are open-plan in format and each suite enjoys the benefit of its own kitchen and male, female and disabled W.C. facilities.

Fitted features include raised access floors, dado trunking, suspended ceilings with recessed Category II lighting, comfort cooling and heating, carpeting, coded entry systems to the main doors and intruder alarm protection of the common areas. Following a recent letting of part, the remaining space is available in suites from 1,450 sq.ft. (134.71 sq.m.) capable of combination to provide larger areas of 2,900 sq.ft. (269.42 sq.m.) and 4,350 sq.ft. (404.13 sq.m.).

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			
SUITE NO. 13	Now let to Cemeneral Limited	-	-
SUITE NO. 14	Partitioned offices, kitchen and male, female and disabled W.C. facilities	1,450	134.71
FIRST			
SUITE NO. 15	Open-plan office, kitchen and male, female and disabled W.C. facilities	1,450	134.71
SUITE NO. 16	Open-plan office, kitchen and male, female and disabled W.C. facilities	1,450	134.71
TOTAL NET FLOOR AREA		4,350	404.13
EXTERNAL block paved forecourt car parking providing fifteen spaces in total. Landscaped areas.			

SERVICES

Mains water, electricity and drainage are connected. Separate comfort cooling and heating systems serve each suite.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed as part of one demise but each suite is likely to be assessed individually at £13,000 with an estimated uniform business rates payable of £6,487 per annum for the year ending in March 2021. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificates issued for the individual suites indicate Asset Ratings of 61 and 70 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new effectively full repairing and insuring leases for terms to be agreed at rentals based on £10.00 a sq.ft., exclusive of rates and VAT, with upward only reviews to be at five yearly intervals. A service charge is also payable.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or for the preparation of leases and counterpart leases, 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

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