

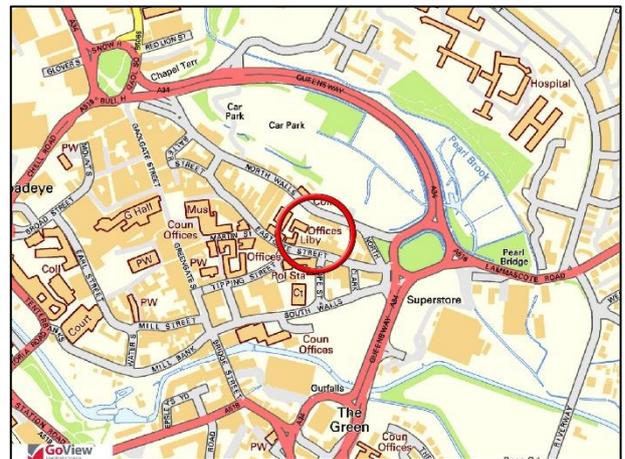
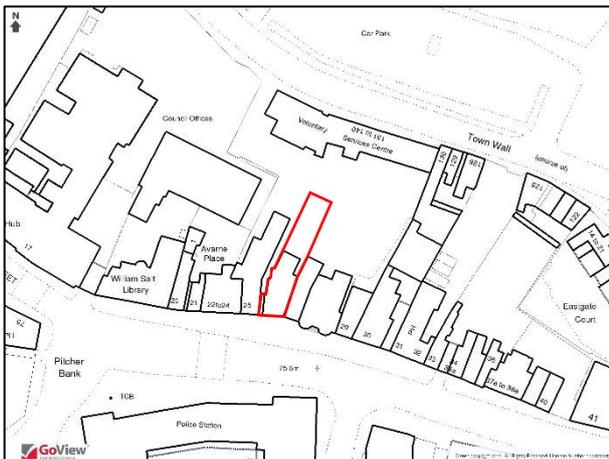


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Office Building To Let in Stafford Town Centre



- **No. 26 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **1,960 sq.ft. (182.08 sq.m.)**
- **Town centre position**
- **On-site car parking**
- **Centrally heated**
- **Early availability**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is situated in Stafford town centre on the north side of Eastgate Street between its junctions with Cope Street and Tipping Street. The immediate area is characterised by a mixture of professional and local authority office uses interspersed with retail and quasi-retail trades, British Telecom's main exchange and the Police Station.

Junctions 13 and 14 of the M6 motorway are approximately 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. The town's main-line railway station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises an office building of two-and three-storey brick and tile construction with a rendered front elevation and for some years used for the purpose of a solicitors' practice but now surplus to operational requirements. The accommodation provides space in a cellular format at ground, first and second floor levels along with ancillary areas and twelve car spaces at the rear in a double parking format. Suitable for a variety of alternative professional purposes, the availability of the property offers an infrequent opportunity to acquire accommodation with parking in the town's central business district.

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	Reception, waiting room, reception office, office, two stores, meeting room, post area and male and female WC facilities.	650	60.39
FIRST	Seven offices.	890	82.68
SECOND	Three offices and WC facility.	420	39.01
TOTAL NET FLOOR AREA		1,960	182.08
EXTERNAL car parking area at rear providing twelve double-banked spaces with tarmac surfacing and vehicular access from North Walls over a prescriptive right of way.			

SERVICES

All mains services are connected. The accommodation is centrally-heated by way of hot water radiators fed by a Glow-Worm gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £13,500 with uniform business rates payable of £6,709.50 for the year ending March 2017. 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 74 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease basis for a term to be agreed at a rental of £25,000 per annum exclusive of rates, with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

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 or 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/3759 09.03.16
Revd. 06.10.16