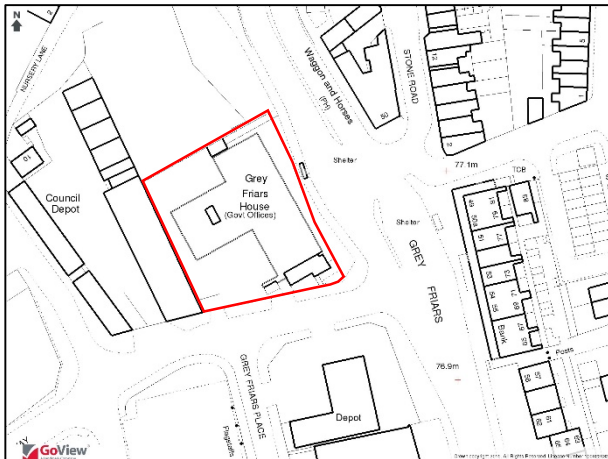




BY THE INSTRUCTIONS OF EAGLEMOUNT LIMITED

## Prominently Situated Office Building To Let in Stafford



- **Greyfriars House, Greyfriars, Stafford, Staffordshire, ST16 2RX**
- **23,800 sq.ft. (2,211.09 sq.m.)**
- **Car parking for 74 vehicles**
- **Centrally heated and lift access**
- **Fronting the A34**
- **Stafford town centre one mile distant**
- **Junction 14, M6 Motorway, two miles distant**

## LOCATION

The property is prominently situated on the west side of the A34 Foregate Street at its junction with Greyfriars Place and close to its junctions with the A34 and A5013 leading directly to Junction 14 of the M6 Motorway about two miles distant. The M6 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 and the town centre is approximately one mile to the south.

## DESCRIPTION

Greyfriars House comprises a substantial three-storey building constructed on stilts and providing a mix of open-plan and cellular office accommodation on the first, second and third floors with access through a ground floor reception area with eight person lifts providing additional links to the upper floors.

The remainder of the ground floor forms an undercroft covering part of the street level on-site car parking benefitting the property whilst the accommodation has suspended ceilings with recessed and surface-mounted Category 2 lighting, is carpeted and is heated throughout by a gas-fired system.

Previously occupied by the Department of Works and Pensions and HMRC, the availability of the property offers an ideal opportunity for a company with a headquarters requirement to acquire premises in a highly prominent fringe of town centre position with good access for the general public.

**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	Entrance Lobbies	-	-
FIRST	Open-plan and partitioned offices with male and female WC facilities	7,980	741.37
SECOND	Open-plan and partitioned offices with kitchen and male and female WC facilities	7,900	733.93
THIRD	Open-plan and partitioned offices with kitchen and male and female WC facilities	7,920	735.79
<b>TOTAL NET FLOOR AREA</b>		<b>23,800</b>	<b>2,211.09</b>
EXTERNAL partially covered car parking area surfaced in tarmacadam and providing 74 spaces in total with access from Greyfriars Place via a barrier controlled entrance.			

## SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by gas-fired boilers.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £134,000 from March 2017 with Uniform Business Rates of £71,810 payable in the year ending in March 2018 subject to certain criteria. 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 95 in Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£175,000** per annum, exclusive of rates and VAT to be subject to upward only reviews at five 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 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/3903

13/07/15 Revd. 09.03.2017