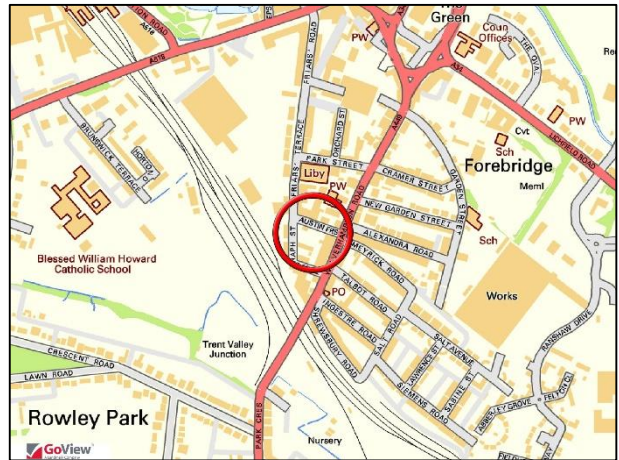




Detached Office Building with Car Parking To Let in Stafford



- **The Former Carers Centre, Austin Friars, Stafford, Staffordshire, ST17 4AP**
- Total net floor area - 1,700 sq.ft. (157.93 sq.m.)
- Large car park providing sixteen spaces
- Carpeted
- Centrally heated
- Double glazed
- Good access to Junction 13 of M6 Motorway

LOCATION

The property is situated on the south side of Austin Friars between its junctions with the A449 Wolverhampton Road and Friars Terrace/Telegraph Street, approximately half a mile from Stafford town centre and about three miles from Junction 13 of the M6 Motorway. 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.

DESCRIPTION

The property comprises a detached building of two-storey flat-roofed brick construction and provides eight offices at ground and first floor levels with the benefit of a large car park at the side and rear. The accommodation is double-glazed, carpeted, centrally-heated, has a burglar alarm system installed and is likely to be of particular interest to those professional and commercial users requiring conveniently located space with a substantial car parking provision.

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 lobby	-	-
	Reception area	70	6.50
	Office No. 1	215	19.97
	Office No. 2	190	17.65
	Office No. 3	260	24.15
	Office No. 4	105	9.75
	Boiler Room	-	-
	Ladies WC facility	-	-
FIRST	Office No. 5	350	32.52
	Telecom/Server Room	50	4.65
	Office No. 6	120	11.15
	Office No. 7	150	13.94
	Office No. 8	155	14.40
	Kitchen	35	3.25
	Male WC facility	-	-
	Ladies WC facility	-	-
TOTAL NET FLOOR AREA		1,700	157.93
EXTERNAL car parking area surfaced in tarmacadam with vehicular access from Austin Friars and lined to provide sixteen spaces. Site enclosed by concrete post and timber panel fencing.			

SERVICES

All mains services are connected. The building is centrally heated by way of hot water radiators fed by a Viessman Vitodens 200 gas-fired combination boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £19,250 with uniform business rates payable of £9,490.25 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 81 within 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 commencing rental of **£17,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the appropriate 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3904 07.09.15

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