

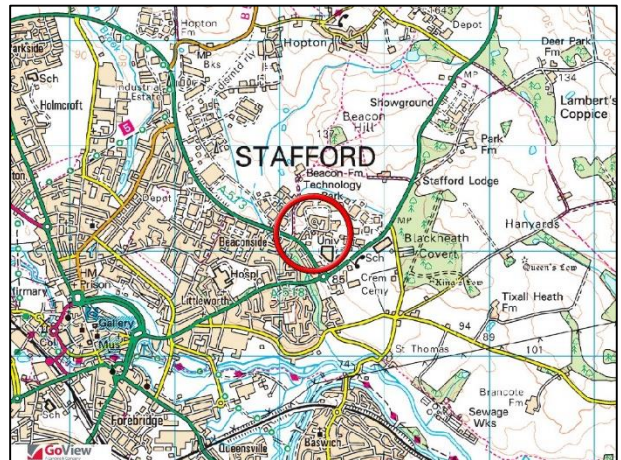


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated  
Prestige Office Building  
For Sale or To Let  
in  
Stafford**



- **Leaven House, Unit E, University Court, Staffordshire Technology Park, Beaconside, Stafford, ST18 0GE**
- **Total net floor area - 5,760 sq.ft. (535.11 sq.m.)**
- **Large car park providing twenty-five spaces**
- **Category II lighting, suspended ceilings and carpeting fitted**
- **Immediately available**
- **Three miles from Junction 14, M6 Motorway**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

University Court is situated on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and linked to Junction 14 of the M6 Motorway about three miles distant via the A513 Eastern Distributor Road. Stafford also benefits from its rail connection links providing rapid InterCity services throughout the national network.

The Staffordshire Technology Park is the town's principal office development and is home to major occupiers including Defra, the National Probation Service, Handelsbanken, the British Red Cross, the Staffordshire Police Authority and Nestor Healthcare among others.

## DESCRIPTION

University Court is made up by five detached office buildings of two-storey brick and tile construction with forecourt parking with Leaven House occupying an elevated position at the entrance to the development.

The main office areas on the ground and first floors are open-plan in format and fitted features including suspended ceilings with Category II compliant recessed lighting, carpeting, skirting and dado trunking, fire and burglar alarm systems and an electronically-operated entrance door.

**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, open-plan office with kitchen and male, female and disabled WC facilities.	2,805	260.59
FIRST	Open-plan office, refreshment point and server room	2,955	274.52
<b>TOTAL NET FLOOR AREA</b>		<b>5,760</b>	<b>535.11</b>
EXTERNAL car parking areas at the front and side with block paved surfacing and providing twenty-five spaces in total. Landscape features.			

## SERVICES

All mains services are connected. The building is heated by electric storage units.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £59,500 with uniform business rates payable of £29,333.50 for the year ending March 2016.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 85 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 **£57,600** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the appropriate cost thereof. As an alternative, the owner is prepared to consider the sale of the long leasehold interest, which currently has approximately 110 years unexpired, for which offers in the region of **£450,000** are invited. VAT is applicable on the rental and sale figures.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or 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.

## JOINT AGENTS

Robert Irving Burns, 23-24 Margaret Street, London, W1W 8LF. Contact: Mr J Hayes. Tel: 020 76369960. Email: [john@rib.co.uk](mailto:john@rib.co.uk)

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3906

Revd 19.10.15

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements