

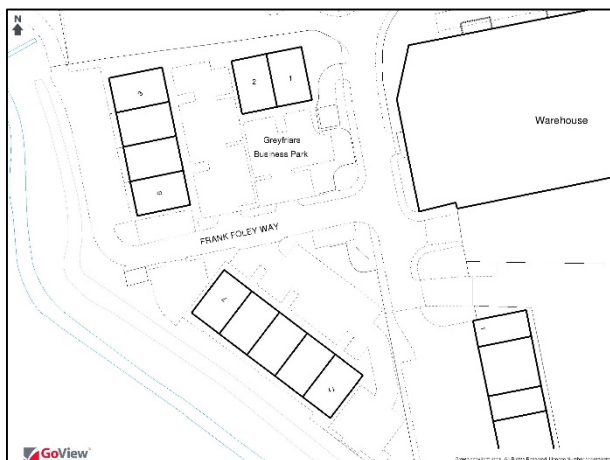


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prestige Office Premises To Let in Stafford



- **Greyfriars Business Park, Frank Foley Way, Greyfriars, Stafford, Staffordshire, ST16 2ST**
- 1,007 sq.ft. (93.55 sq.m.) - 5,067 sq.ft. (470.73 sq.m.)
- First floor suites available
- On-site car parking
- Centrally heated and DDA compliant WC facilities
- Double glazing
- One mile from Stafford Town Centre
- Junction 14, M6 Motorway, two miles distant
- Tenants include the Driving Standards Agency, NHS, Cory Environmental, Carillion Construction and the Environment Agency

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LOCATION

The Greyfriars Business Park is situated on the west side of Greyfriars Place about one mile north from the town centre 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.

DESCRIPTION

The Greyfriars Business Park is a development of two-storey pavilion-style office buildings of brick and tile construction arranged in three terraces with forecourt parking and provides a total of eleven units let in suites with tenants including the Driving Standards Agency, NHS, Environment Agency and Carillion Construction Limited among others.

The accommodation generally provides first floor self-contained open-plan space with partitioning in some cases and fitted features including suspended ceilings with recessed Category II compliant lighting, gas-fired central heating, air-conditioning, carpeting, kitchen areas and fire and burglar alarm systems. The accommodation is DDA compliant.

The availability of the suites provides an ideal opportunity for potential users to acquire flexible, cost effective and practical working space on a prestige development enjoying excellent road transport links.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

| UNITS NOS. | FLOOR | DESCRIPTION | CAR PARKING SPACES | NET FLOOR AREA (SQ.FT.) | NET FLOOR AREA (SQ.M.) |
|---|-------|--|--------------------|-------------------------|------------------------|
| 3B-6B | FIRST | Open plan and partitioned offices with kitchen and WC facilities | 20 | 5,067 | 470.73 |
| 8B | FIRST | Open plan and partitioned offices with WC facility. | 3 | 1,007 | 93.55 |
| 10B-11B | FIRST | Open plan with fitted kitchen and male and female WC facility | 7 | 2,362 | 219.50 |
| EXTERNAL car parking areas with block paved surfacing. Landscape features | | | | | |

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 values of the premises are as follows :-

3B-6B - currently £58,500 reducing from April 2017 to £44,750

8B - currently £11,500 reducing from April 2017 to £8,900

10B-11B - to be re-assessed

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 Certificates issued for these premises indicate Asset Ratings of 58-69 in Band C. Full certificates with recommendations will be provided on request.

TERMS

The units are available on a new full repairing leases for terms to be agreed at rentals based on £10.00 a sq.ft. per annum, exclusive of rates and VAT, to be subject to upward only reviews at five yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. A service charge is applicable to cover the cost of the maintenance and repair of the common areas.

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 or through the joint agents, Louis Taylor on 01782 260222.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3983 16.01.2017