

UNIT 16 PARKER COURT

STAFFORDSHIRE TECHNOLOGY PARK • BEACONSIDE • STAFFORD • ST18 0WP

FOR SALE / TO LET

MODERN SELF CONTAINED OFFICE BUILDING
10,070 sq ft (936 sq m)

www.gladman.co.uk/offices-stafford



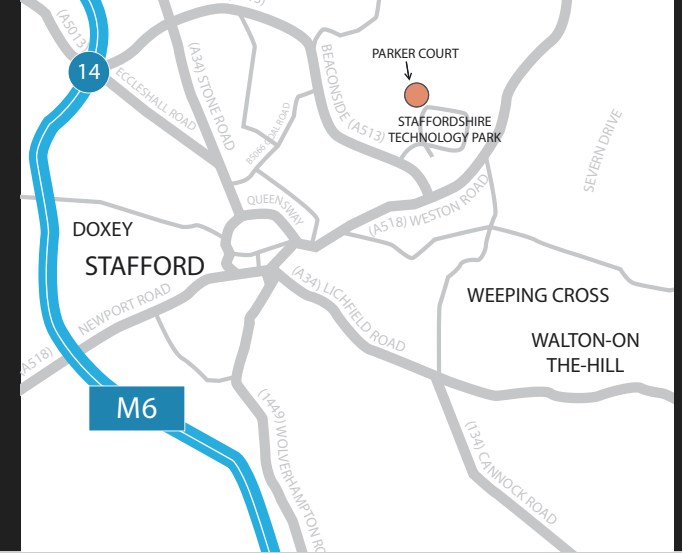
LOCATION

Stafford is the county town and administrative centre of Staffordshire with a population of 68,472 (2011 Census). The wider borough has a population of 122,000 (2011 Census). Stafford is located 45.5 km (28.3 miles) north of Birmingham and 26.2 km (16.3 miles) south of Stoke-on-Trent.

Stafford has excellent communications by virtue of its proximity to the M6 motorway. Access is provided at junction 13 located 6.6 km (4.1 miles) south and Junction 14 located 3.9 km (2.4 miles) north west. This connects the town with the major cities of Birmingham and Manchester and the wider national motorway network. The A34 runs through the town, which in turn connects Cannock to the south and Stone to the north. The A518 connects Stafford with Telford to the south west and Derby to the north east, via the A50.

Stafford Railway Station offers direct services to Birmingham New Street Station in a fastest journey time of 31 minutes and London Euston with a fastest journey time of 1 hour 14 minutes.

By air, Birmingham International Airport is 61.5 km (38.2 miles) south east of Stafford town centre and offers daily flights to over 120 destinations worldwide.



STAFFORDSHIRE TECHNOLOGY PARK

Staffordshire Technology Park is a prestigious business park development 3.2 km (2 miles) north east of Stafford town centre and is the principal out of town business park in the region.

The Park extends to 18 hectares (44 acres) with major occupiers including Staffordshire Police, Fisher German, Co-op Travel Management and British Red Cross. Staffordshire University is also situated nearby.

Parker Court occupies a prime location in the north west corner of Staffordshire Technology Park, with access via Dyson Way. Principal occupiers include English Schools Football Association, Substation Engineering Services, Risual and Stafford and Rural Homes.

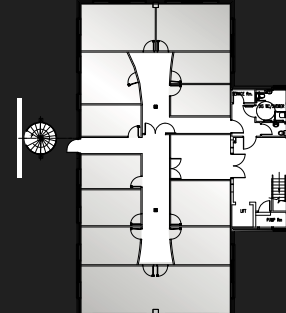


ACCOMMODATION

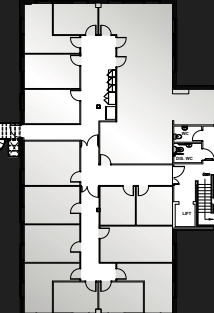
Unit 16 comprises the following net internal floor areas:-

| Description | Area (Sq m) | Area (Sq ft) |
|----------------------|-------------|--------------|
| Ground Floor Offices | 303.8 | 3,270 |
| First Floor Offices | 315.9 | 3,400 |
| Second Floor Offices | 315.9 | 3,400 |
| Total | 935.6 | 10,070 |

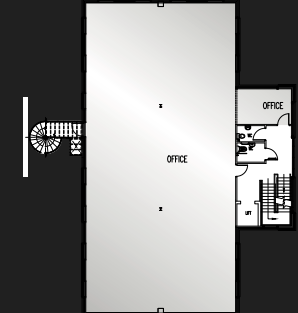
G10K
GROUND FLOOR



G10K
FIRST FLOOR



G10K
SECOND FLOOR



DESCRIPTION

Parker Court is a development of modern B1 office buildings arranged as 11 units. Unit 16 is detached, self-contained and provides 935.6 sq m (10,070 sq ft) of modern accommodation. The unit is predominantly brick built and arranged over three storeys, with a generous entrance foyer. There are 42 allocated car parking spaces.

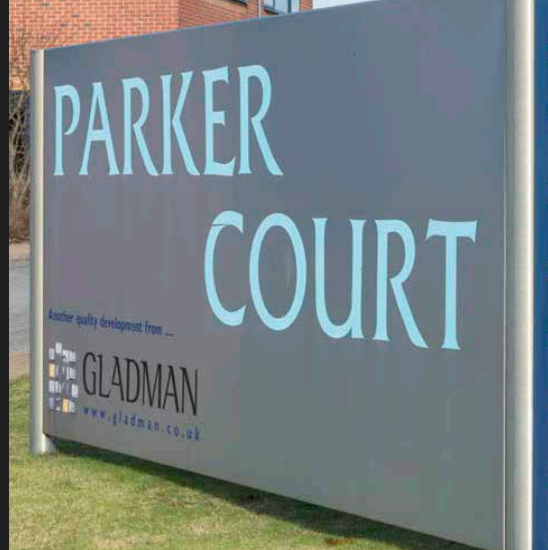
Internally the building is finished to a high specification to include the following;

- Air conditioning
- Raised access floors
- Suspended ceilings
- Category II lighting
- Carpeting throughout
- Lift
- Tea points
- EPC rating C (55)

UNIT 16 PARKER COURT

STAFFORDSHIRE TECHNOLOGY PARK • BEACONSIDE • STAFFORD • ST18 0WP

www.gladman.co.uk/offices-stafford



TERMS

The long leasehold is available to purchase. Alternatively the property can be leased on a new FRI basis.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

SERVICE CHARGE

A service charge will be implemented to cover the costs incurred in respect of the maintenance of the business park.

RATES

Further information is available from www.voa.gov.uk

VAT

All figures are quoted exclusive of, but will be liable to, VAT.

FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.

CONTACT:

Jonathan Carmalt
0121 214 9935
jonathan.carmalt@eu.jll.com

Kevin Millar
kevin@millarsandy.com

Romy Silvers
r.silvers@gladman.co.uk



DISCLAIMER: Gladman, JLL and Millar Sandy on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by JLL or Millar Sandy has an authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to exclude or limit any liability that cannot be excluded or limited by any applicable law. March 2015.