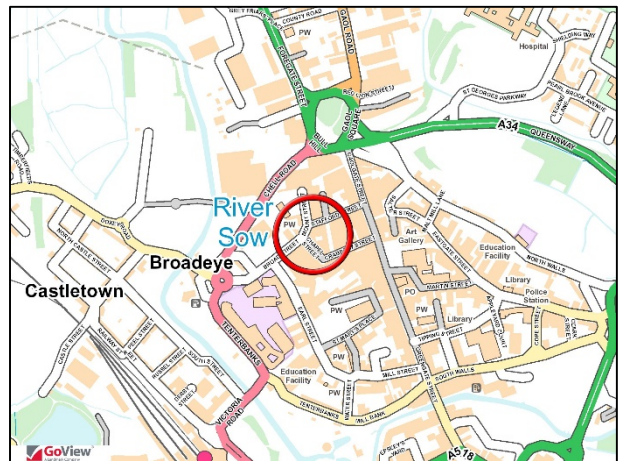
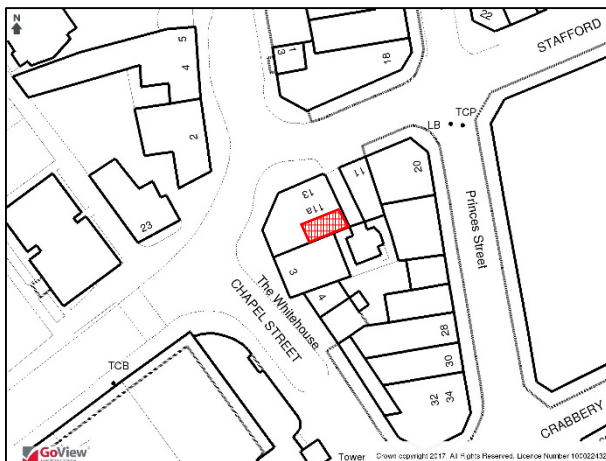




**Second Floor
Office Suite
To Let
in
Stafford Town Centre**



- **Suite No. 2E, Second Floor, The Whitehouse, No. 11A Stafford Street, Stafford, ST16 2BX**
- **415 sq.ft. (38.55 sq.m.)**
- **Passenger lift access**
- **Nearby public car parking**
- **Rates free from April 2017 (subject to criteria)**

LOCATION

The premises form part of a property located in Stafford Town Centre in a prominent corner position at the junction of Stafford Street and Chapel Street and close to the Guildhall Shopping Centre.

Stafford is strategically located at the heart of the country and benefits from excellent communications links with Junctions 13 and 14 of the M6 Motorway approximately three and two miles distant respectively. These provide 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. The town's main line station provides intercity connections throughout the national rail network.

DESCRIPTION

The premises form part of a three-storey building constructed in brick and tile providing three retail units on the ground floor with centrally-heated office accommodation at first and second floor levels with the main access from Stafford Street via a shared secure entrance lobby leading to a passenger lift and a second staircase means of access from Chapel Street.

The second floor suite that has now become available provides two partitioned rooms with a refreshment point with male and female toilets shared with other tenants.

The accommodation is likely to be of particular interest to those commercial and professional users requiring conveniently small scale located town centre space enjoying the benefit of good public access.

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 leading to passenger lift and disabled W.C. facility.	-	-
SECOND	Two partitioned offices including refreshment point. Shared male and female WC facilities.	415 -	38.55 -
	TOTAL NET FLOOR AREA	415	38.55

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler located within a ground floor plant room. Access into the building is controlled by an entryphone/security code system.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £3,200 with no uniform business rates payable for the year ending 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 **## in Band ##**. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£2,950** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the maintenance of the exterior of the property, buildings insurance and the cleaning, lighting, heating and maintenance of the common internal areas and lift.

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/4020

22/05/17