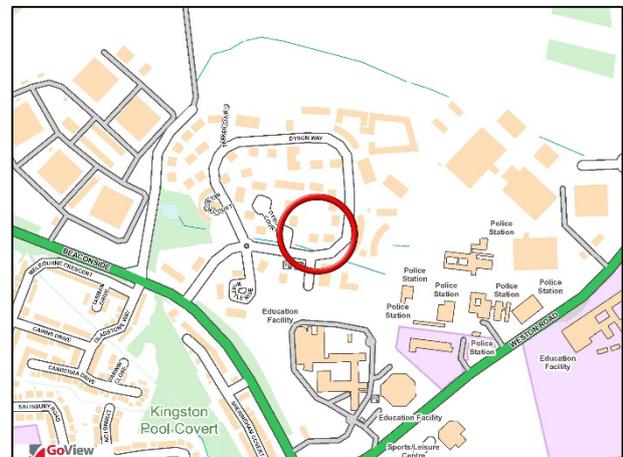
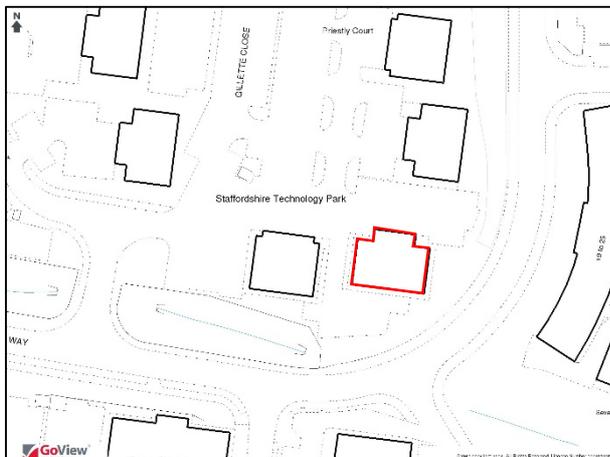




**Prestige Ground Floor  
Office Suite  
To Let  
in  
Stafford**



- **Suites Nos. 2 and 3, Opus House, Priestly Court, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0LQ.**
- **2,500 sq.ft. (232.25 sq.m.)**
- **Also available as two smaller suites**
- **Suite No. 2 - 960 sq.ft. (89.18 sq.m.) and Suite No. 3 - 1,500 sq.ft. (139.35 sq.m.)**
- **Prominently situated**
- **Category II lighting, raised floor, carpeting and blinds fitted**
- **Available from September 2018 or earlier by agreement**
- **Three miles from Junction 14, M6 Motorway**
- **Fibre broadband connection**

## LOCATION

Priestly 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 connections to intercity services throughout the national network.

The Staffordshire Technology Park is the town's principal office development and is home to many major occupiers including the Staffordshire Football Association, Amey, Nestor Primecare, British Red Cross, Defra, the National Probation Service and NFU Mutual Assurance.

## DESCRIPTION

Priestly Court is a group of nine prestige office buildings arranged around extensive car parking and landscaped areas.

Opus House is located at the southern end of the development and is of two-storey detached brick construction with a roof in tile and prominently fronts Dyson Way, the main estate road.

Access is by way of a shared entrance lobby leading to ground and first floor suites with fitted features including suspended ceilings with recessed Category II compliant lighting, full access raised floors, carpeting and blinds.

The upper floor is occupied by the owner with the ground floor accommodation due to become available later in the year and offering a prospective tenant an ideal opportunity to acquire high quality space in an attractive office park setting with excellent communications links. The premises can also be offered as two smaller suites provide areas of 960 sq.ft. (89.18 sq.m.) and 1,500 sq.ft. (139.35 sq.m.).

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Shared Entrance Lobby, shared male/female and disabled W.C. facilities, open-plan office with three partitioned rooms, meeting room with divider, two refreshment points, storeroom and comms room.	2,500	232.35
	<b>TOTAL NET FLOOR AREA</b>	<b>2,500</b>	<b>232.35</b>
EXTERNAL car parking area with block paved surfacing providing ten spaces. Landscape features.			

## SERVICES

All mains services are connected. The premises are heated by hot water radiators fed by a gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £22,700 with rates payable of £10,896 for the year commencing in April 2018. This is the combined figure arrived at by adding together the currently separate assessments for Suites Nos. 2 and 3. 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 a Rating of 47 within Band B. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£26,250** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. A service charge will be levied to cover the apportioned cost of buildings insurance, heating and other communal costs.

## 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/4058-1 16.05.2018**