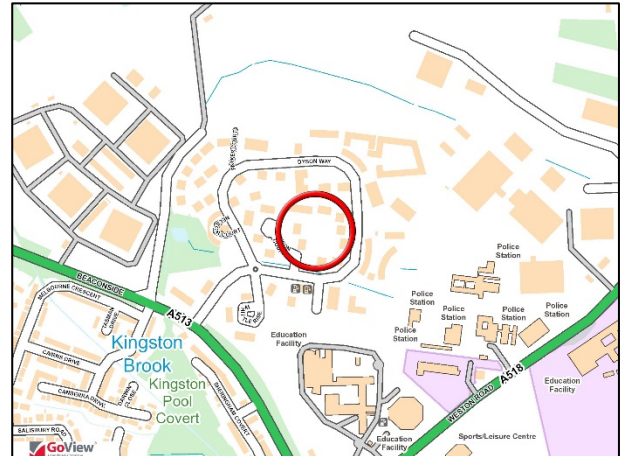
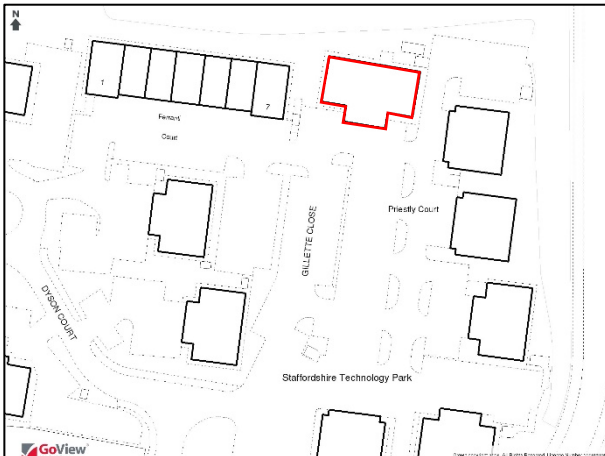




Prestige Office Suites To Let in Stafford



- **First and Second Floors, Ardentia House, Priestly Court, Staffordshire Technology Park, Beaconside, Stafford, ST18 0LQ**
- **3,390 sq.ft. - 6,785 sq.ft. (314.93 - 630.33 sq.m.)**
- **Category II lighting, carpeting and blinds fitted**
- **High quality internal partitioning installed**
- **Three miles from Junction 14 of the M6 Motorway**
- **Established major regional office hub**

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 just over three miles distant via the A513 Eastern Distributor Road. Stafford also benefits from its main-line rail connection links providing 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 NFU Mutual Assurance, Handlesbanken, Amey and AlliedHealthcare.

DESCRIPTION

Priestly Court is a development of nine office buildings completed in 2004 and grouped around extensive car parking and landscaped areas. Ardentia House is of three-storey detached brick construction with a roof in tile and was designed to provide open plan space at ground, first and second floor levels accessed by way of an entrance lobby leading to a passenger lift along with male and female W.C. facilities on each floor.

The first and second floor accommodation is now available and provides two self-contained suite of offices with fitted features including partitioned rooms, suspended ceilings with recessed Category II compliant lighting, carpeting, full access raised floors, air-conditioning, double glazing and fire and security alarm systems.

The availability of the space offers an ideal opportunity for a tenant to acquire prestige premises in an attractive office park environment with the benefit of excellent road communications links.

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	Shared entrance lobby with lift leading to:-	-	-
FIRST	Open plan office with partitioned areas including a refreshment point.	3,395	315.40
SECOND	Open plan office with nine partitioned areas including a meeting room and refreshment point.	3,390	314.93
TOTAL NET FLOOR AREA		6,785	630.33
EXTERNAL car parking areas with block paved surfacing providing twenty-six spaces. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently covered by a larger assessment encompassing two floors at £50,000 but is to be split in the event of a letting as two suites with the resultant rateable value for the separate floors anticipated at £25,000 each with a predicted uniform business rates payable of £12,475 per annum for the year ending in March 2021. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 the premises indicates an Asset Rating of 81 within Band D in respect of the first floor and 88 within Band D in relation to the second floor. Full certificates with recommendations will be provided on request.

TERMS

The premises are available on an internal repairing lease basis for a term to be agreed at a rental of £10.00 a sq.ft. per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will maintain the exterior and insure the building and then recharge the tenant the appropriate apportioned cost thereof. A service charge will be applicable to cover the cleaning and maintenance of the internal common parts and the lift, external parking and the landscaped 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.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4090

14.06.2020

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