



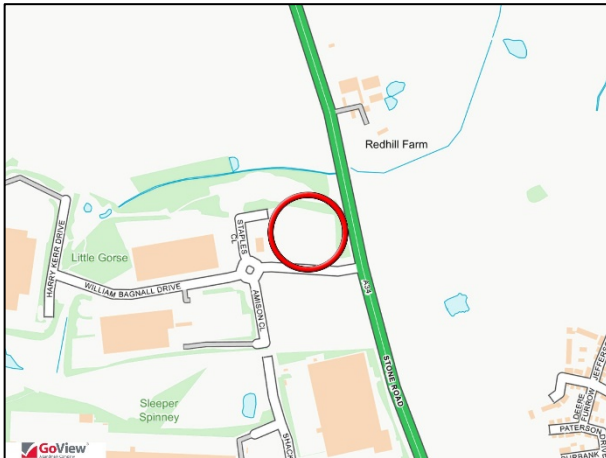
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF STORAGE BOOST (STAFFORD) LIMITED

## Fully Serviced Office Suites To Let in Stafford



- **The Storage Boost Building, Staples Close, Redhill Business Park, Stone Road, Stafford, Staffordshire, ST16 1WQ**
- Suites available from 525 sq.ft. (48.77 sq.m.)
- Combinations possible
- Inclusive rentals on flexible licence arrangements
- 24 hour access
- Prestige building with good access to the M6 Motorway and town centre
- Extensive car parking
- Early occupation

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The Storage Boost Building is prominently situated on the new Redhill Business Park just off the A34 Stone Road and about two and a half miles from Stafford Town Centre. Junction 14 of the M6 Motorway is one mile distant and 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 network.

## DESCRIPTION

The premises form part of a newly constructed impressive four-storey office and warehouse building of steel-frame clad and glazed construction together with an extensive car parking facility. The property provides office accommodation at ground, first and second floor levels accessed through an entrance lobby and divided into a number of suites.

The available suites can be offered on a short or long term basis either singly or in various combinations to accommodate area requirements from 575 sq.ft. (48.77sq.m.) upwards depending on availability at the time. The rooms have suspended ceilings, Category 2 lighting, carpets heating and power points fitted. There is a meeting room for general use. The availability of this space offers an ideal opportunity for new or established businesses to acquire attractive offices in a prestige building on highly flexible occupancy terms not requiring any long-term commitment.

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

FLOOR	OFFICE NO.	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)	RENT PER CALENDAR MONTH
GROUND (co-working suite)	2	1,175	109.16	On application
FIRST FLOOR	3	525	48.77	£1,250 plus VAT
	4	1,600	148.64	£3,350 plus VAT
SECOND FLOOR	5	2,500	232.25	£4,950 plus VAT

## SERVICES

All mains services are connected. The building is heated and cooled by an air-conditioning system.

## ASSESSMENTS

Not separately applicable.

## EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of 32 within Band B. A full certificate with recommendations will be provided on request.

## TERMS

The offices in the building are available on a licence basis terminable by the tenant at one month's prior notice at any time. Early possession can be given subject to completion formalities. The rental includes the cost of business rates, buildings insurance, electricity consumption, heating, CCTV coverage, access control, the use of shared kitchen and WC facilities, the cleaning of the common areas, waste disposal, window cleaning and toilet consumables and reception service six days a week. VAT is applicable on the above figures. Separate storage facilities are available on the site.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation of the documentation if appropriate.

## 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/4109

26/02/2019