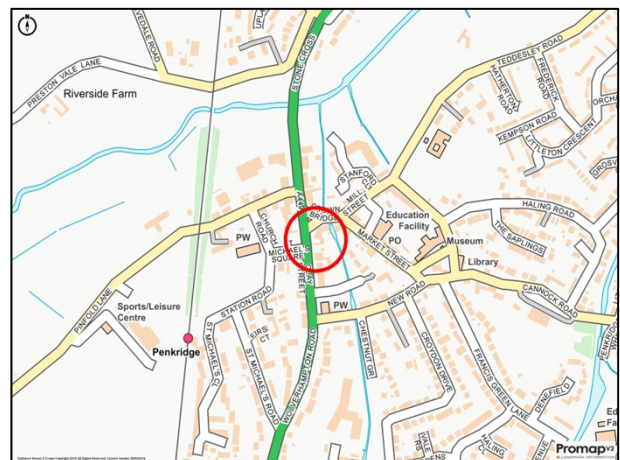
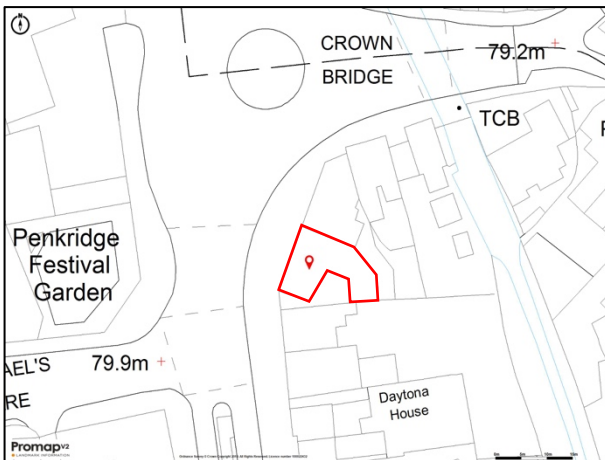




First Floor Office Suite To Let in Penkridge Town Centre



- **First Floor, Staffordshire House, Clay Street, Penkridge, Staffordshire, ST19 5AF**
- **805 sq.ft. (74.78 sq.m.)**
- **Prominently situated**
- **Main road position**
- **Self-contained**
- **Redecorated and re-carpeted**
- **Centrally heated**
- **Available for immediate occupation**
- **Rates free from April 2020 subject to occupier qualification**

LOCATION

The premises form part of a property prominently situated in the centre of the small market town of Penkridge on the east side of Clay Street close to its junction with Crown Bridge. Staffordshire House fronts the A449 trunk road and thereby benefits from a fast connection with the M6 Motorway at Junction 13 just over three miles distant as well as good highway links with Wolverhampton (ten miles), Stafford (seven miles) and Cannock (six miles).

DESCRIPTION

Staffordshire House is a two-storey building forming part of a terrace and is of brick and tile construction with the ground floor occupied by the Nationwide Building Society.

The space now available is self-contained with a separate ground floor access leading through an entrance lobby and hallway to four centrally-heated cellular offices on the first floor, together with a storeroom, shower and male and female WC facilities.

The suite, which has been recently redecorated and re-carpeted, is likely to be of interest to professional and commercial users who require a town centre presence within a prominently located building enjoying excellent communication links with the surrounding mid-Staffordshire towns.

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 and hallway	-	-
FIRST	Four Offices	705	65.49
	Store	40	3.71
	Kitchen	60	5.57
	Shower and Male and Female Toilets	-	-
	TOTAL NET FLOOR AREA	805	74.78

SERVICES

Mains water, electricity and drainage are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler located on the ground floor. Speakerphone entry and intruder alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the premises is £8,400 with no uniform business rates payable for the year commencing in April 2020 subject to certain occupier qualifying 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 124 within Band E. A full certificate with recommendations will be provided on request.

TERMS

The suite is available on a new internal repairing and insuring lease for a term to be agreed at a rental of **£6,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The cost of heating and water rates is shared equally between the ground and first floor occupiers.

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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4143

05.05.2020