



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Ground Floor
Office Suite
To Let
in
Stafford**



- **Unit No. 2a, Marconi Gate, Dyson Way, Staffordshire Technology Park, Beconside, Stafford, Staffordshire, ST18 0FZ**
- **1,090 sq.ft. (101.26 sq.m.)**
- **Recessed category II lighting, suspended ceiling and carpeting fitted**
- **Centrally-heated**
- **Three miles from Junction 14, M6 Motorway**
- **Early availability**
- **Business rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

Marconi Gate 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 connection links providing intercity services throughout the national network.

The Staffordshire Technology Park is the town's principal office development and is home to a number of major occupiers including the Staffordshire Police Authority, Defra, the National Probation Service, Stafford and Rural Homes, British Red Cross, Staffordshire Schools Football Association and Handelsbanken.

DESCRIPTION

Marconi Gate is a development of two-storey office buildings of brick and tile construction arranged in two terraces with forecourt parking and provides a total of nine units with occupiers including Shires Vets and NFU Mutual Insurance.

Unit No. 2a benefits from a prominent frontage to the main estate road and provides a ground floor open-plan office suite with fitted features including a suspended ceiling with recessed Category II compliant lighting, gas-fired central heating, carpeting, a refreshment point and fire and burglar alarm systems.

The availability of the premises provides an ideal opportunity for potential users to acquire flexible, cost effective and practical working space on a prestige development.

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	Open plan office with refreshment point	1,090	101.26
	Male and female W.C. facilities	-	-
TOTAL NET FLOOR AREA		1,090	101.26

EXTERNAL car parking area providing six spaces with block paved surfacing. Landscape features.

SERVICES

All mains services are connected. The accommodation is centrally-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 property is £9,400 with no uniform business rates payable for the year ending March 2021, subject to tenant qualification. 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 53 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a rental of **£11,000** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. A service charge is levied by the landlord to cover the cost of the maintenance of the building, the upkeep of the external areas and buildings insurance.

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 agent's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4166

02.12.2020

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements