

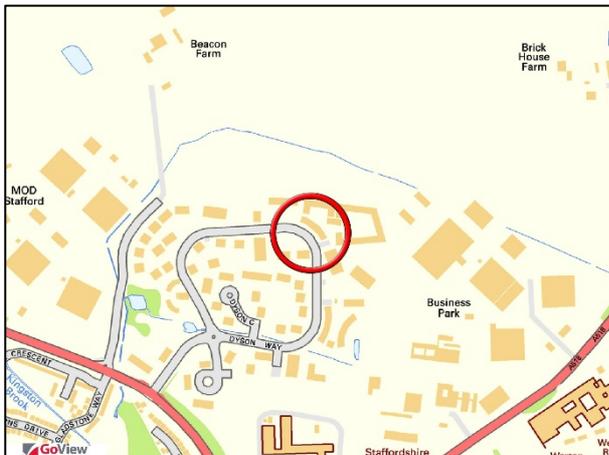


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

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



- **Unit No. 17, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- **1,463 sq.ft. (135.91 sq.m.)**
- **Early availability**
- **Refurbished space**
- **Carpeted**
- **Air-conditioned**
- **Forecourt parking**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about one mile distant via the A513 Eastern Distributor road. Stafford also benefits from its rail connection link on the West Coast Main Line providing intercity services throughout the national network.

## DESCRIPTION

The Centre was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

Unit No. 17 provides a refurbished carpeted open-plan ground floor office suite forming part of a two-storey block at the centre of the development with fully glazed frontages to two sides, suspended ceiling, air-conditioning and forecourt parking.

The premises are available for early occupation and are likely to be of particular interest to prospective tenants who require office workspace in an attractive business park environment with good road access links.

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

FLOOR	DESCRIPTION	FLOOR AREA (SQ.FT.)	FLOOR AREA (SQ.M.)
GROUND	Warehouse with office and WC facilities	1,463	135.91
<b>TOTAL GROSS FLOOR AREA</b>		<b>1,463</b>	<b>135.91</b>

EXTERNAL surfaced forecourt car parking and landscaped areas.

## SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £15,500 with uniform business rates payable of £7,610.50 for the year ending March 2020. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council Business Rates department 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 82 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on an internal repairing and insuring lease for a term to be agreed at a rental of £11,700 per annum exclusive of rates. A combined service and buildings insurance charge will be payable. VAT is applicable on the rental and service charge figures.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the leases and counterpart leases, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with Millar Sandy's Stafford offices.

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

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/5567**  
07.02.2020

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