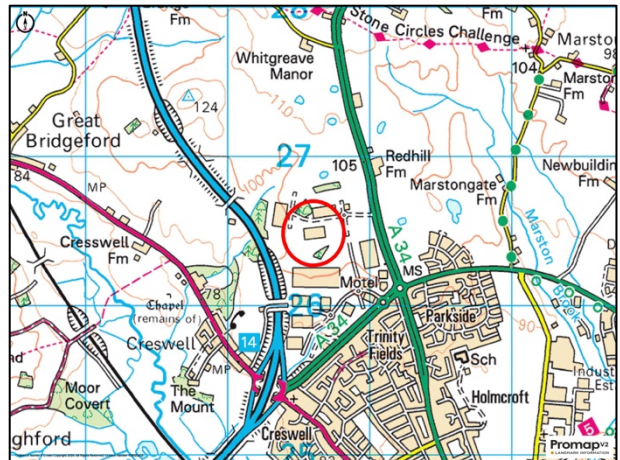




**Prime  
Office Suites  
To Let  
in Stafford**



- **The Lord Nelson Building (Part), William Bagnall Drive, Redhill Business Park, Stafford, Staffordshire, ST16 1WS**
- **21,650 - 63,150 sq.ft. (2,011 - 5,866 sq.m.)**
- **First and second floor space**
- **Fully fitted with furniture**
- **LED lighting, suspended ceilings and carpeting fitted**
- **Comfort cooling and heating**
- **Fully DDA compliant**
- **Raised access floors and high specification**
- **1.2 miles from Junction 14, M6 Motorway**
- **Up to 350 car parking spaces**
- **Immediate availability**

## LOCATION

The property is situated on the Redhill Business Park on the south side of William Bagnall Drive Park just off the A34 trunk road and approximately two miles north from Stafford town centre. Junction 14 of the M6 motorway is about 1.2 miles distant via a dual carriageway link road. Stafford also benefits from its rail connection links providing intercity services throughout the national network.

Redhill Business Park is one of the town's newest developments and is home to a number of major occupiers including General Electric, Saint Gobain, AO World and Omicron.

## DESCRIPTION

The Lord Nelson Building was constructed in 2017 to a high standard to provide an prestige three-storey office and production facility for a major international engineering company.

The first and second floor space is now surplus to operational requirements and provides open-plan and partitioned office areas serviced by passenger lifts accessed through an impressive manned reception area operating on a five day 8.00am to 5.30pm basis. The accommodation includes and a number of refreshment points, break-out areas and washrooms.

Features include raised access floors, three compartment Cat 6a shielded trunking to floor boxes, suspended ceilings with recessed LED lighting, comfort cooling and heating, carpeting and 24 hour access. The currently fitted extensive furniture is included.

The availability of the premises, which is offered either as a whole or as two separate floors, provides an ideal opportunity for a potential user to acquire a first class high specification administration centre with no fit-out costs and the benefit of extensive car parking.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
FIRST	Open-plan and partitioned office areas, meeting rooms, break out areas and refreshment points.	41,500	3,855
SECOND	Open-plan and partitioned office areas, meeting rooms, break out areas and refreshment points.	21,650	2,011
<b>TOTAL NET FLOOR AREA</b>		<b>63,150</b>	<b>5,866</b>

EXTERNAL surfaced forecourt and side car parking providing up to 350 spaces in total with controlled barrier access from William Bagnall Drive. Landscaped areas.

## SERVICES

Mains water, electricity and drainage are connected. Separately controlled comfort cooling and heating systems serve each floor.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The service charge includes the business rates payable.

## EPC

The Energy Performance Certificate issued for this property indicate an Asset Rating of 27 within Band B. A full certificate with recommendations will be provided on request.

## TERMS

The accommodation is available on a floor by floor basis on an internal repairing lease for a term to be agreed at a rental based on £10.00 a sq.ft. per annum exclusive and VAT. A service charge applies and covers the cost incurred in respect of the maintenance of the external parts of the building, uniform business rates, cleaning, caretaking, energy consumption, repairs, lift maintenance, security, waste collection, water and sewerage charges, management, buildings insurance, health and safety oversight (common areas only) and fire alarm testing.

## 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 Millar Sandy's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3535

01.10.2020

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