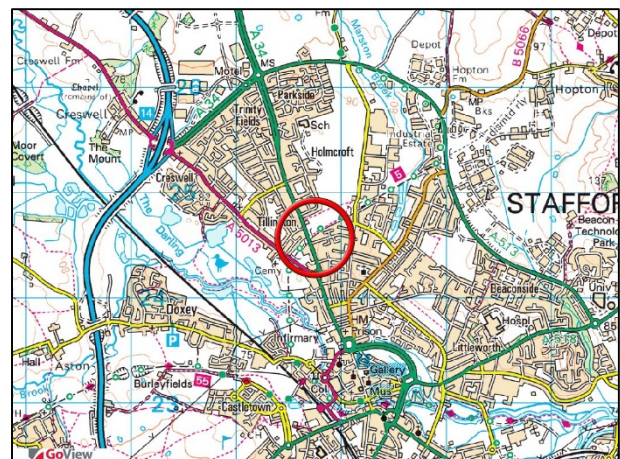
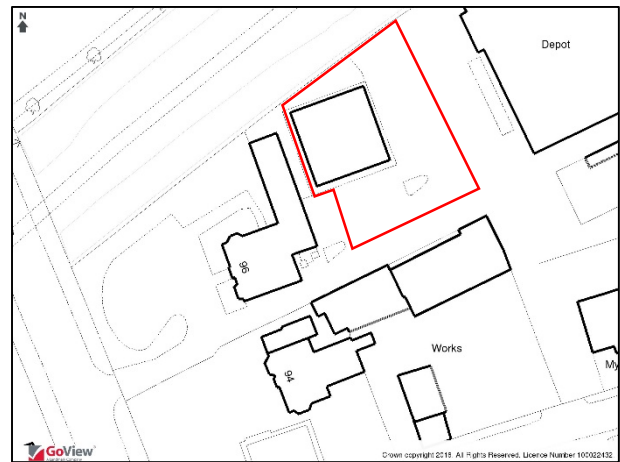




BY INSTRUCTIONS OF THE TRUSTEES OF THE INTERLINK PENSION FUND

Detached Office Building To Let or For Sale in Stafford



- **Jarvis House, No. 96 Stone Road, Stafford, Staffordshire, ST16 2RS.**
- **3,805 sq.ft. (353.48 sq.m.)**
- **Convenient location with good access to town centre and M6 Motorway**
- **Forecourt and rear parking with fourteen spaces**
- **Centrally heated**

LOCATION

The property is situated just off the east side of the A34 Stone Road approximately three quarters of a mile north from Stafford town centre and about one mile south-east from Junction 14 of the M6 Motorway. The M6 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 via its connection with the M5. Stafford also lies on the West Coast line thereby benefitting from the town's rapid rail links with London and the north. A substantial new healthcare-related scheme has been completed close by and the adjoining Staffordshire House and a second adjacent site are planned to be subject to refurbishment and development, both of which are likely to considerably enhance the locale.

DESCRIPTION

Jarvis House comprises a modern two-storey brick and tile double glazed building and provides partitioned office accommodation on the ground and first floors together with the benefit of forecourt and side parking areas.

The premises are centrally heated, carpeted, have suspended ceilings with Category II recessed lighting along with some air-conditioning and I.T. networking fitted and have become available as a consequence of the previous tenant's relocation to new premises out of the area.

The availability of the property offers an ideal opportunity for a company with a headquarters requirement to acquire accommodation in a highly accessible fringe of town centre location with the benefit of good public access and excellent motorway communications links.

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, Inner lobby, reception office, open plan office with partitioned work space, manager's office, male, female and disabled WC facilities, kitchen	1,830	170.00
FIRST	Eight offices and conference room	1,975	183.48
	TOTAL NET FLOOR AREA	3,805	353.48

EXTERNAL shared driveway accesses from Stone Road and Co-operative Street surfaced in tarmac. Forecourt and side parking area providing fourteen spaces. Landscaped external features.

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a Stelrad Ideal Mexico gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £34,250 with uniform business rates payable of £15,960 for the year ending March 2018. 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 69 in Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£32,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest with offers in the region of **£350,000** invited. VAT is not applicable in this instance.

LEGAL COSTS

In the event of a letting, the ingoing tenant is to be responsible for all legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon. In the case of a sale, both parties are to be responsible for their own legal charges.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3795 03.02.2017