

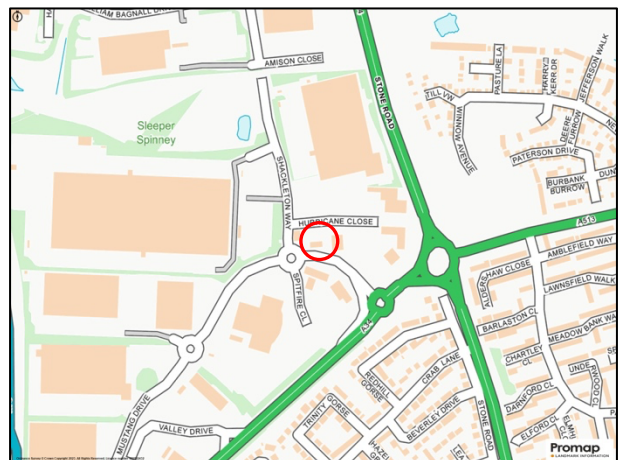
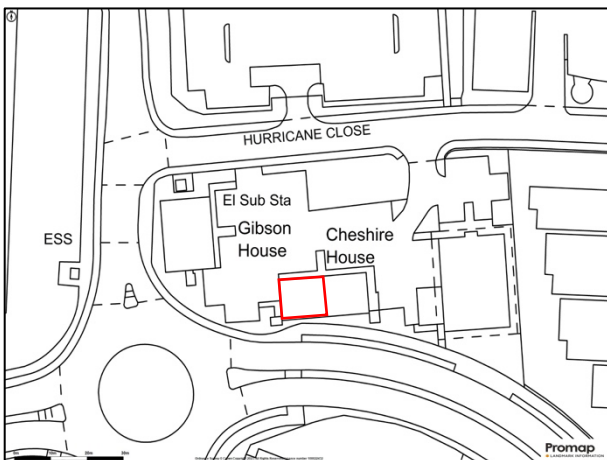


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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**Strategically located  
Office Suite  
To Let  
in  
Stafford**



- **Unit No. 2b (First Floor), Cheshire House, Hurricane Court, Prime Point, Stafford, Staffordshire, ST16 1GZ**
- 1,030 sq.ft. (95.68 sq.m.)
- First floor open plan suite with one partitioned room
- LG7 Lighting, suspended ceilings, raised access floors
- Comfort cooling and heating installed
- Carpeting and blinds fitted
- Half a mile from Junction 14, M6 Motorway
- Immediately available
- Business rates free subject to tenant qualification

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

[mailbox@millarsandy.com](mailto:mailbox@millarsandy.com) [www.millarsandy.com](http://www.millarsandy.com)

## LOCATION

Hurricane Court is strategically situated on the Prime Point development approximately two miles from the town centre with connection to Junction 14 of the M6 Motorway within half a mile by way of the A34 dual carriageway link. Stafford also benefits from its rail connection links providing intercity services throughout the national network.

Prime Point occupies a gateway position at the northern end of the town and has in recent years become an important distribution centre with a number of national operators having established warehousing bases at this location. Two travel hotels, a public house and a restaurant are all sited in the immediate vicinity.

## DESCRIPTION

Hurricane Court is a development of two office buildings of two-storey brick and tile construction arranged with a courtyard layout and forecourt parking.

Unit No. 2b at Cheshire House, which consists of a first-floor suite, is now offered with access through a tiled entrance lobby providing shared male/disabled and female WC facilities.

The accommodation is fitted with raised floors, suspended ceilings with LG7 compliant lighting, comfort cooling and heating, carpeting, blinds and fire and burglar alarm systems. A refreshment point forms part of the floor space.

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                                  | SQ.FT.       | SQ.M.        |
|---|--|--------------|--------------|
| GROUND  | Entrance Lobby, Male/Disabled and Female WCs | -            | -            |
| FIRST (2b)  | Open-plan office with partitioned room.      | 1,030        | 95.68        |
| <b>TOTAL NET FLOOR AREA</b>                             |  | <b>1,030</b> | <b>95.68</b> |
| <b>EXTERNAL</b> car parking area providing four spaces. |  |              |              |

## SERVICES

Mains water, electricity and drainage are connected. Cooling and heating are provided by an air-conditioning system.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £10,250 from April 2023. No uniform business rates will payable for the year ending March 2025 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 the property indicates an Asset Rating of 40 within Band B. 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 **£10,300** per annum. A service charge is levied by the landlord to cover the apportioned cost of the maintenance of the building and expenditure on the common parts. 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 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/4222**

02.06.2024