

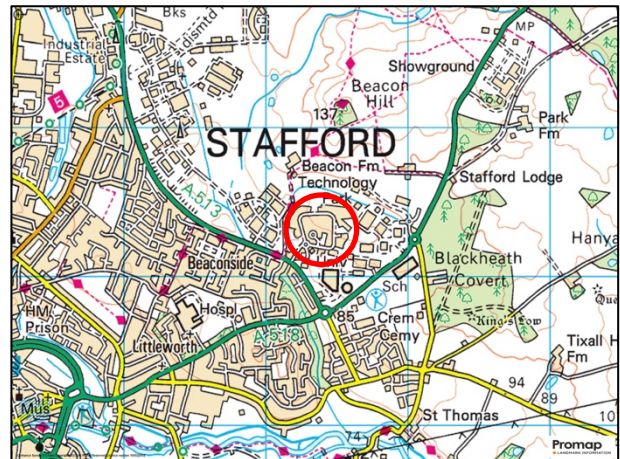


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

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



- **Suite No. 1, Arun House, Dyson Court, Dyson Way, Staffordshire Technology Park, Beconside, Stafford, Staffordshire, ST18 0LQ.**
- **2,645 sq.ft. (245.73 sq.m.)**
- **Ground floor suite**
- **Prestige office park location**
- **Recessed category II lighting, suspended ceilings and carpeting fitted**
- **Centrally heated**
- **High quality partitioning**
- **Fifteen on site allocated car parking spaces**
- **Three miles from Junction 14, M6 Motorway**
- **Available Summer 2023**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## LOCATION

Dyson Court is situated close to the University 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 Beaconside Eastern Distributor Road. The M6 provides access to Manchester and the North-West, London and the South-West by way of the M1 link and Bristol and the South-West via its connection with the M5. 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, British Red Cross, Staffordshire Schools Football Association and Handelsbanken.

## DESCRIPTION

Dyson Court is a development of office buildings of two-storey brick and tile construction comprising five units with forecourt parking and with neighbouring occupiers including the Staffordshire Football Association.

Arun House is detached and provides two office suites, one each on the ground and first floors, both accessed through a shared entrance lobby. The first floor is separately let.

The available accommodation comprises the ground floor suite which is largely open plan in format with some partitioned private rooms.

Features include raised floors, suspended ceilings with Category II compliant recessed lighting, central heating, carpeting, blinds, fire and burglar alarm systems and electronically accessed entrance doors.

The availability of the premises provides an ideal opportunity for a potential user to acquire practical working space fitted out to a high standard.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Lobby leading to open-plan office with refreshment point, seven partitioned private offices, two storerooms, server room and male and female/disabled WC facilities.	2,645	245.73
	<b>TOTAL NET FLOOR AREA</b>	<b>2,645</b>	<b>245.73</b>
<b>EXTERNAL</b> car parking areas at the front and rear with block paved surfacing providing fifteen spaces. 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 has been assessed at £22,500 from the 1st April 2023. 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 60 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 **£26,450** per annum exclusive of rates with upward only reviews to be at three yearly intervals. A service charge is levied to cover the cost of the maintenance and upkeep of the external areas and buildings insurance. There is an additional service charge provision to cover communal services. 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/4218**

30.04.2023

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