

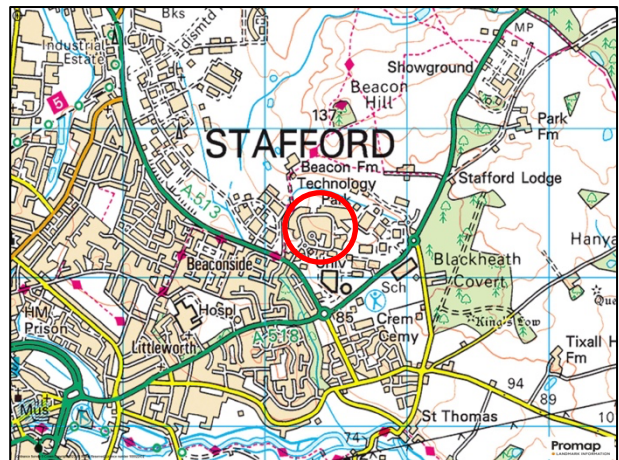


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prestige
Office Building
To Let or For Sale
in
Stafford**



- Unit KA, Darfin House, Priestly Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0LQ.
- 2,200 sq.ft. (204.37 sq.m.)
- Ground and first floor accommodation
- Prestige office park location
- Recessed lighting, suspended ceilings, carpeting and blinds fitted
- Centrally heated
- High quality partitioning
- Nine on site allocated car parking spaces
- Three miles from Junction 14, M6 Motorway

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

Priestly Court is situated 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

Priestly Court is a development of nine office buildings of two-storey brick and tile construction completed in 2004 and grouped around extensive car parking and landscaped areas.

Unit KA is of two-storey semi-detached brick construction with a roof in tile and provides ground and first floor space accessed through a shared fully glazed tiled entrance lobby also leading to male and female toilet facilities and a refreshment point.

The available accommodation provides ground floor space largely open plan in format with the first floor divided by glazed partitioning to create separate offices and a meeting room.

Features include raised floors, suspended ceilings with recessed lighting, carpeting, blinds, fire and intruder 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 kitchen, toilets and open-plan office and partitioned stores.	990	91.97
FIRST	Partitioned offices, meeting room and store.	1,210	112.40
TOTAL NET FLOOR AREA		2,200	204.37
EXTERNAL car parking areas at the front with block paved surfacing providing nine allocated spaces. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. The accommodation is air-conditioned.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £20,500 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 82 within Band D. 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 **£22,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. An estate charge is payable to cover the cost of the maintenance and upkeep of the external areas. VAT is applicable on the rental and service charge figures.

As an alternative, the landlord is prepared to consider the sale of the property, for which offers in the region of **£295,000** plus VAT are invited. The property is held as a long leasehold interest with approximately 105 years unexpired with a peppercorn ground rental.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the letting or sale, 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/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3223

20.12.2023

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