

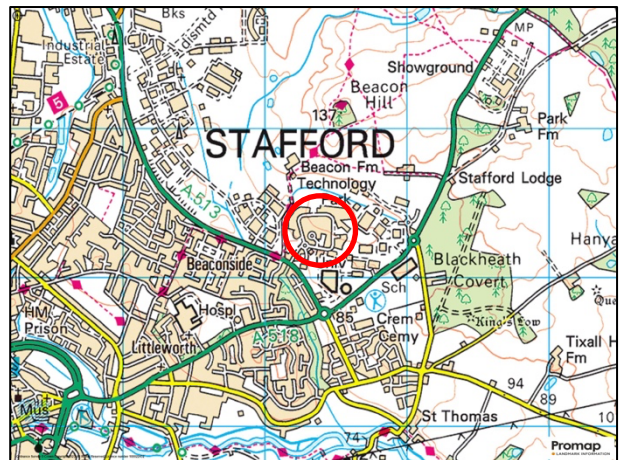


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prestige  
Ground Floor  
Office Suite  
To Let  
in  
Stafford**



- **Suite No. 1, Unit LB, Priestly Court, Dyson Way, Staffordshire Technology Park, Beauside, Stafford, Staffordshire, ST18 0LQ.**
- **1,085 sq.ft. (100.80 sq.m.)**
- **Ground floor suite**
- **Prestige office park location**
- **Recessed lighting, suspended ceilings and carpeting fitted**
- **Centrally heated**
- **High quality partitioning**
- **Four on site allocated car parking spaces**
- **Three miles from Junction 14, M6 Motorway**
- **Rates free subject to tenant qualification**

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## 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

Dyson 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 LB is of two-storey semi-detached brick construction with a roof in tile and provides two office suites, one each on the ground and first floors with both accessed through a shared fully glazed tiled entrance lobby also leading to jointly used male and female toilet facilities and a refreshment point. The first floor is separately occupied.

The available accommodation comprises the ground floor suite which is largely open plan in format with a separate partitioned meeting room and store.

Features include raised floors, suspended ceilings with recessed LED 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 refreshment facility, toilets and open-plan office with a partitioned meeting room and a store.	1,085	100.80
	<b>TOTAL NET FLOOR AREA</b>	<b>1,085</b>	<b>100.80</b>
<b>EXTERNAL</b> car parking areas at the front and rear with block paved surfacing providing four 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 £9,900 from the 1st of April 2023 with no business rates payable 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 this property indicates an Asset Rating of 43 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 **£10,000** 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/3223

21.02.2023

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