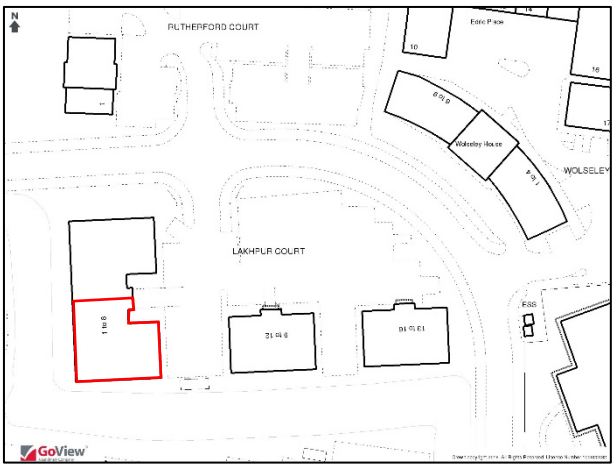
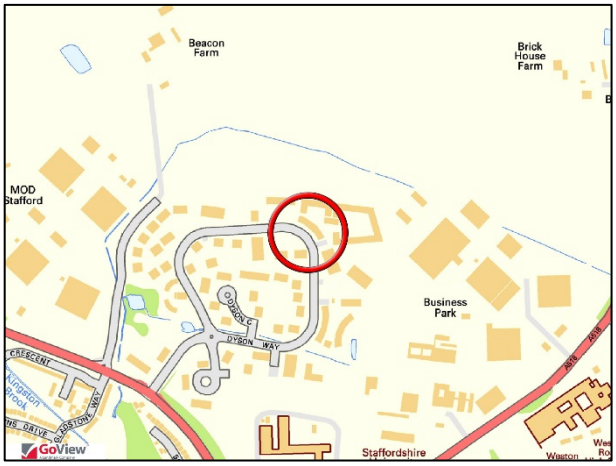
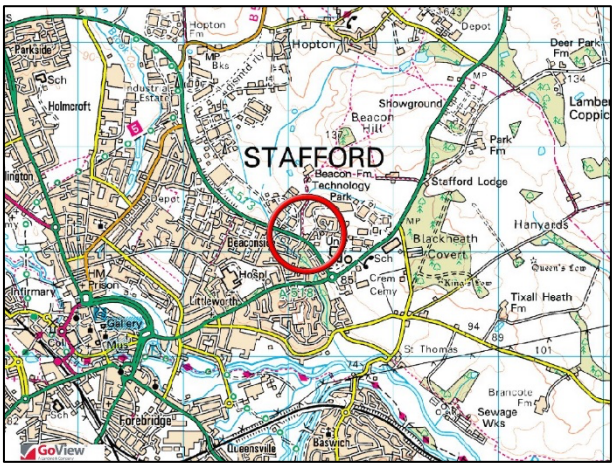
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Prominently Situated Prestige Office Suite To Let in Stafford









- **Suites Nos. 5-6, Cavendish House, Lakhpur Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FX**

- **4,145 sq.ft. (385.07 sq.m.)**
- **Category II lighting, suspended ceilings and carpeting fitted**
- **Comfort cooling and heating**
- **Fully DDA compliant**
- **Raised access floors and high specification**
- **Four miles from Junction 14, M6 Motorway**
- **Immediate availability**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU
TEL: 01785 244400 FAX: 01785 244901
mailbox@millarsandy.com www.millarsandy.com

LOCATION
Lakhpur 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 four miles distant via the A513 eastern distributor road. 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, Homes Plus, British Red Cross, The Football Association and Handelsbanken.

DESCRIPTION
Lakhpur Court is a high-quality development of two-storey brick and tile construction consisting of three imposing office buildings grouped around an extensive forecourt car parking area.

Cavendish House is detached and provides accommodation accessed through an entrance lobby leading to eight suites on the ground and first floors with a passenger lift linking each level. The office areas are open plan in format and each suite enjoys the benefit of its own male, female and disabled W.C. facilities and kitchen.

Fitted features include raised access floors, dado trunking, suspended ceilings with recessed Category II lighting, comfort cooling and heating, carpeting, coded entry systems to the main doors and intruder alarm protection of the common areas.

Suites Nos. 5-6 on the first floor are available on a single lease and provide a total net floor area of 4,145 sq.ft. (410.15 sq.m.).

The availability of the premises provides an ideal opportunity for a potential user 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 leading to lift		
First	Suites Nos. 5-6 providing an open-plan office, kitchen and male, female and disabled W.C. facilities.	4,145	385.07
	TOTAL NET FLOOR AREA	**4,145**	**385.07**
EXTERNAL block paved forecourt car parking providing thirteen spaces in total. Landscaped areas.			

SERVICES
Mains water, electricity and drainage are connected. Separate comfort cooling and heating systems serve each suite.

ASSESSMENTS
The local authority for rating purposes is Stafford Borough Council. The rateable value of the suites is assessed at £33,500 with business rates payable of £16,716.50 for the year ending in March 2023. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC
The Energy Performance Certificate issued for these premises indicates an Energy Rating of 38 within Band B. 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 based on £10.00 a sq.ft. per annum, exclusive of rates. The landlord will insure the premises and recharge the tenant the apportioned cost thereof. A service charge applies and covers the cost incurred in respect of the maintenance of the external parts of the building, common areas and the Park in general. VAT is applicable on the rental and service charge.

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/3535
30.08.2026

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