



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

PROMINENTLY SITUATED
OFFICE PREMISES
TO LET
IN
STAFFORD



*** TOTAL NET FLOOR AREA – 1,140 SQ.FT. (105.91 SQ.M.) ***
*** MAIN ROAD POSITION * SELF-CONTAINED * CAR PARKING SPACE ***
*** INDIVIDUALLY STYLED BUILDING ***

ADDRESS **NO. 1 PARKERS CROFT ROAD, STAFFORD, STAFFORDSHIRE, ST17 4AJ.**

LOCATION The property is prominently situated on the north side of Parkers Croft Road with frontage to the A449 Wolverhampton Road, and lies approximately two thirds of a mile south from the town centre, about three miles from Junction 14 of the M6 Motorway and less than a third of a mile from Stafford's main-line railway station.

DESCRIPTION The premises form part of a development of retail units created out of the refurbishment of a two-storey building of brick and slate construction, which has been extended at the side to provide a ground floor entrance and reception area leading to a prestige first floor suite of offices.

Whilst designed as offices, the accommodation has also been previously used as a tanning salon and its availability is likely to prove particularly attractive to those professional or commercial users requiring conveniently located space with an individually styled building enjoying the benefit of on-site parking facilities.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance/Reception Office Refreshment Point Male and female W.C. facilities	230 - -	21.37 - -
FIRST FLOOR	Reception area Open-plan Office Office	115 430 255	10.68 50.17 23.69
	TOTAL NET FLOOR AREA	1,140	105.91
OUTSIDE	Car parking area at rear with vehicular access from Parkers Croft Road.		

SERVICES

Mains water, electricity and drainage are connected. The accommodation is heated by way of electric night storage units and electric panel radiators. A burglar alarm system is also fitted.

ASSESSMENTS

Local Authority - Stafford Borough Council

Rateable Value : £3,800

Uniform Business Rates payable per annum (2010/11) : £1,546.60

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£8,250** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. The landlord will insure the premises and maintain the exterior and then recharge the tenant the apportioned cost thereof.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the ingoing tenant.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3572

09/12/10