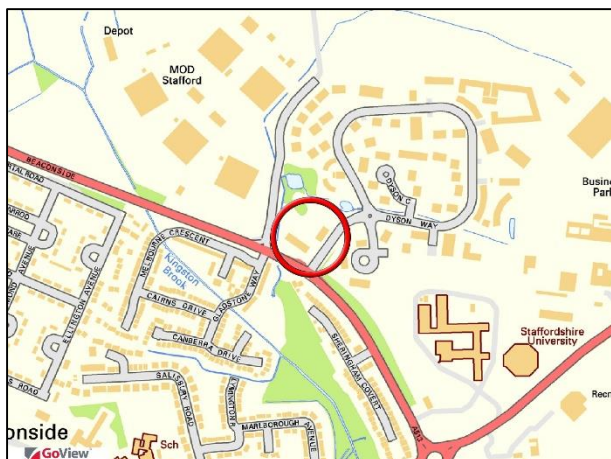




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prestige Prominently Situated Ground Floor Office Suite To Let in Stafford



- **Unit No. 2a, Marconi Gate, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FZ**
- **1,105 sq.ft. (102.66 sq.m.)**
- **Category II lighting, central heating and carpeting fitted**
- **One mile from Junction 14, M6 Motorway**
- **Immediately available**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com

www.millarsandy.com

LOCATION

Marconi Gate 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 one mile 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, Stafford and Rural Homes, British Red Cross, Staffordshire Schools Football Association and Handelsbanken.

DESCRIPTION

Marconi Gate is a development of two-storey office buildings of brick and tile construction arranged in two terraces with forecourt parking and provides a total of nine units with tenants including the NHS, Omicron and NFU Mutual Insurance.

Unit No. 2a benefits from a prominent frontage to the main estate road and the accommodation provided is open-plan at ground floor level with fitted features including a suspended ceiling with recessed Category II compliant lighting, gas-fired central heating, carpeting, a refreshment point and fire and burglar alarm systems.

The availability of the premises provides an ideal opportunity for potential users 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)

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Open plan office Male and female W.C. facilities Refreshment point	1,105 - -	102.66 - -
	TOTAL NET FLOOR AREA	1,105	102.66
EXTERNAL car parking area providing four spaces with block paved surfacing. 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 is Stafford Borough Council. The rateable value of the property is £12,000 with uniform business rates payable of £5,784 for the year ending March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 53 within Band C. 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 of **£11,100** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. A service charge is levied by the landlord to cover the cost of the maintenance and upkeep of the external areas and buildings insurance.

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/3853 11/09/14