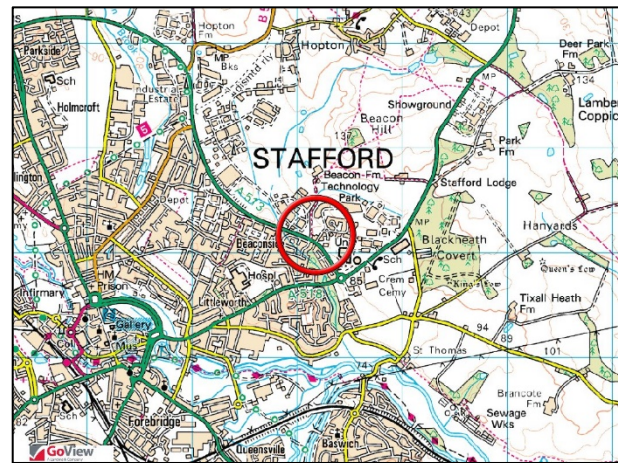




Prestige Office Building To Let in Stafford



- **Unit No. 5, Parker Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0WP**
- **2,250 sq.ft. (209.05 sq.m.)**
- **Category II lighting, air-conditioning and carpeting fitted**
- **DDA compliant platform lift**
- **Immediately available**
- **Two miles from Junction 14 of M6 Motorway**
- **Some partitioning installed**
- **Car parking for ten vehicles**

LOCATION

Parker 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 two miles distant via the A513 Eastern Distributor Road. Stafford also benefits from its rail connections to intercity services throughout the national network.

The Staffordshire Technology Park is the town's principal office development and is home to many major occupiers including the Staffordshire Football Association, Amey, Allied Healthcare, Handelsbanken, British Red Cross, Defra, the National Probation Service and NFU Mutual Assurance.

DESCRIPTION

Parker Court is formed by a group of sixteen prestige office buildings arranged around extensive car parking and landscaped areas with Unit No. 5 in the middle part of the development and of two-storey semi-detached brick construction with a roof in tile.

Access is by way of a fully glazed tiled entrance lobby leading to a ground floor office suite, male and female WC facilities, and a fitted kitchen and to a first floor suite, both originally open plan in configuration but subsequently partitioned to provide separate offices and a glazed meeting room.

Fitted features include suspended ceilings with recessed Category II compliant lighting, air-conditioning, full access raised floors, three compartment dado trunking and carpeting. A platform lift is also installed with the accommodation thereby fully compliant with the requirements of the Disability Discrimination Act

The accommodation is immediately available and offers a prospective tenant an ideal opportunity to acquire high quality space in an attractive office park setting with the benefit of excellent communications links.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Lobby leading to shared kitchen and male and female W.C. facilities and open plan office suite with two partitioned rooms.	975	90.58
FIRST	Open plan suite with meeting room.	1,275	118.45
TOTAL NET FLOOR AREA		2,250	209.03
EXTERNAL car parking area with block paved surfacing providing ten spaces. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. An air-conditioning system is installed and fire and security alarms are fitted. Electric convector heating covers some areas.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £21,750 with an estimated uniform business rates payable of £10,853.25 for the year ending in March 2022. 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 75 within Band C.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£22,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. A service charge will be levied to cover the cost of buildings insurance and estate management costs.

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 Agents' Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3877

07.08.2021

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