

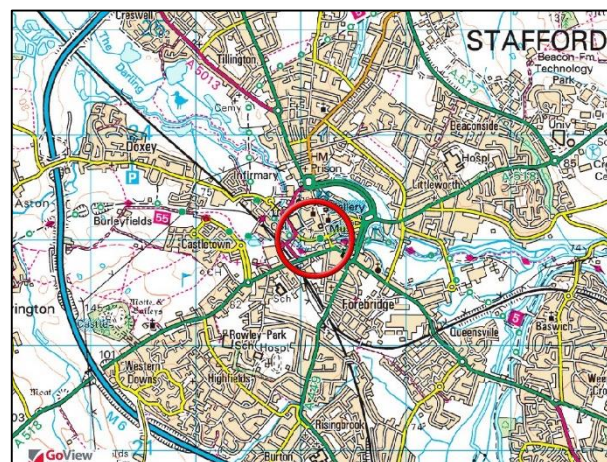
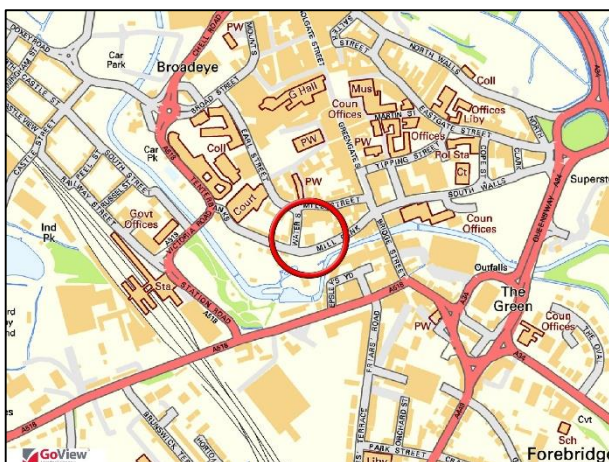


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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First Floor Office Suite To Let in Stafford Town Centre



- **First Floor Office Suite, Mill Bank Surgery, Water Street, Stafford, Staffordshire, ST16 2AG**
- Total net floor area - 1,230 sq.ft. (114.27 sq.m.)
- Available for immediate occupation
- Carpeting and blinds fitted
- Centrally heated
- Prominently located

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LOCATION

The premises form part of a property prominently situated in the town centre on the east side of Water Street at its junction with Mill Bank. The town's main line railway station providing inter-city connections throughout the national network is within 450 yards (412m.) and the County Court complex is close by. Stafford benefits from excellent motorway communications links with Junctions 13 and 14 of the M6 about three miles equidistant.

DESCRIPTION

The premises form part of a two-storey brick and tile building providing a doctors surgery on the ground floor with offices and ancillary space at first floor level.

The available accommodation comprises a well appointed carpeted and centrally heated office suite on the first floor with a shared access from Mill Bank leading to a waiting area, four partitioned rooms, a staff kitchen and a WC facility.

The floorspace would particularly suit a tenant looking to acquire a town centre presence in a modern building with good public transport links.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance lobby	-	-
FIRST	Reception/waiting area, four offices, kitchen and WC facility.	1,230	114.27
	TOTAL NET FLOOR AREA	1,230	114.27

SERVICES

Mains water, electricity and drainage are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler. Speakerphone entry and intruder alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises currently form part of a larger assessment with the rates payable allocated for this space currently £5,760 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 79 in Band D. A full certificate with recommendations will be provided on request.

TERMS

The suite is available on a new internal repairing lease for a term to be agreed at a rental of **£9,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews at three yearly intervals. The landlord maintains the exterior and insures the building. The rental will include the cost of heating, exterior maintenance and window cleaning.

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/3917

09.11.15