

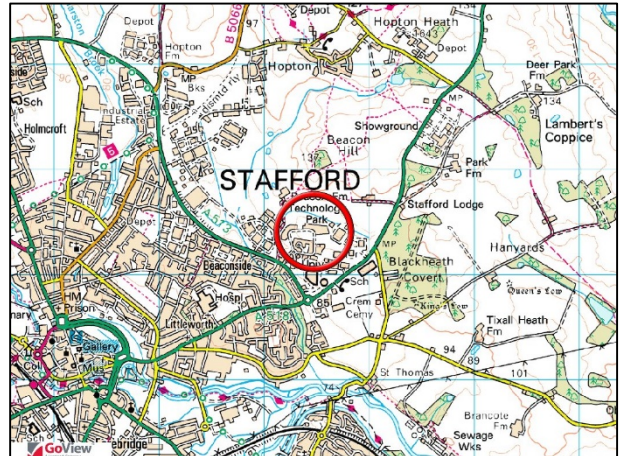


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prominently Situated Office Headquarters To Let in Stafford



- **Wolseley House, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- 9,860 sq.ft. (916.00 sq.m.)
- Carpeting, suspended ceilings with Category II lighting and dado trunking fitted
- Extensive car parking
- Catering available close by
- Immediate availability
- Air-conditioned

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park fronting Dyson Way, the main estate road, approximately one mile north-east from Stafford 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 link on the West Coast Main Line providing intercity services throughout the national network.

DESCRIPTION

The Centre was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

Wolseley House is situated at the entrance to the development and is of single and three-storey steel framed panel clad construction with extensive glazing providing office accommodation at ground, first and second floor levels with lift access through a central lobby. The space was originally open plan in format but has been subsequently extensively partitioned and features include carpeting, suspended ceilings with Category II recessed lighting and dado power, telecom and data trunking.

The availability of the space is likely to be of particular interest to prospective tenants who require an attractive distinctive headquarters building in an attractive business park environment with good public transport and road access 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, lift, WC facilities and partitioned offices	6,957	646.32
FIRST	Partitioned offices	1,453	134.98
SECOND	Partitioned offices	1,450	134.70
TOTAL NET FLOOR AREA		9,860	916.00
EXTERNAL surfaced forecourt and side car parking areas. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £73,500 with uniform business rates of £35,206.50 payable for the year ending March 2018. Transitional Relief provisions may apply in this case following a reduction in the previous rateable value. 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 66 within Band C. A full certificate with recommendations will be provided on request.

TERMS

Wolseley House is available on a new full repairing and insuring lease for a term to be agreed at a rental of £84,000 per annum exclusive of rates. A combined service and buildings insurance charge will be payable. VAT is applicable on the rental and service charge figures.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Millar Sandy's Stafford offices or through the joint agents, Cushman and Wakefield, No. 1 Colmore Square, Birmingham, West Midlands, B4 6AJ. Contact: David Rigby. Tel: 0121 710 4636. Email: david.rigby@cushwake.com.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3932 04.07.2017

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements