

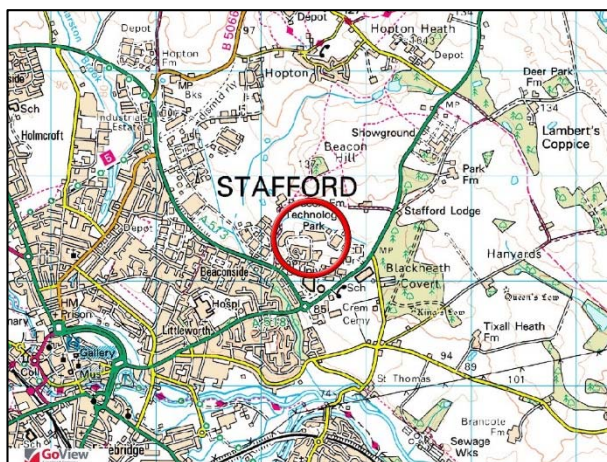
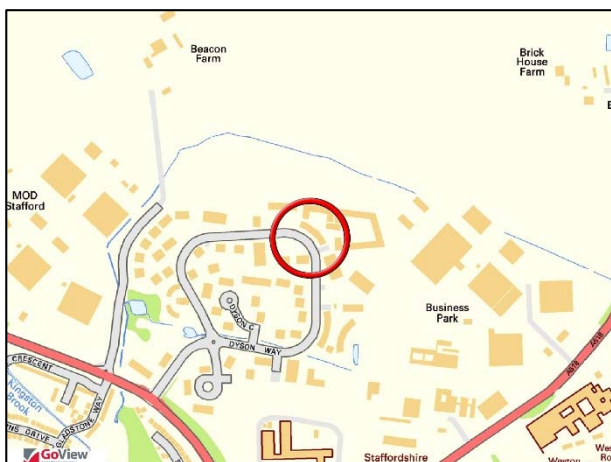


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## **Prestige Ground and First Floor Office Suites To Let in Stafford**



- **Suites Nos. 18, 117 & 118, Garnet House, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- 4,125 sq.ft. (383.23 sq.m.) available as follows :
  - Suite No. 18 - 1,355 sq.ft. (125.88 sq.m.)
  - Suite No. 117 - 1,355 sq.ft. (125.88 sq.m.)
  - Suite No. 118 - 1,425 sq.ft. (132.39 sq.m.)
  - Available individually or combined
  - Carpeting, suspended ceilings with Category II lighting and dado trunking fitted

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## LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park 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).

Garnet House is of two-storey steel framed panel clad construction with extensive glazing and provides office suites at ground and first floor levels with access by way of a shared entrance lobby. These are largely open plan in format with some partitioned elements and features include carpeting, suspended ceilings with Category II recessed lighting and dado power, telecom and data trunking.

Previously let as a single entity, the premises are now available as a whole or as individual suites to provide areas from 1,355 sq.ft. (125.88 sq.m.) up to 4,125 sq.ft. (383.23 sq.m.) with the accommodation is likely to be of particular interest to prospective tenants who require office workspace 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	Suite No. 18 providing open-plan office and WC	1,355	125.88
FIRST	Suite No. 117 providing open-plan office and two partitioned offices Suite No. 118 providing open-plan office, partitioned office, server room and WC	1,355 1,425	125.88 132.39
<b>TOTAL NET FLOOR AREA</b>		<b>4,125</b>	<b>382.23</b>
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 property currently forms part of a larger assessment and is to be reassessed for rating purposes.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 104 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The suites are available on an internal repairing and insuring lease basis for terms to be agreed at rentals exclusive of rates. A combined service and buildings insurance charge will be payable. VAT is applicable on the rental and service charge figures.

## RENTALS

Suite No. 18 - £6,775 per annum

Suite No. 117 - £6,775 per annum

Suite No. 118 - £7,125 per annum

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease(s) and counterpart lease(s), 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/3932** 22.07.2016