



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prominently Situated Prestige Office Building For Sale or To Let in Stafford



- **Unit No. 7, Marconi Gate, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0AR**
- **1,525 sq.ft. (141.68 sq.m.)**
- **Category II lighting, central heating and carpeting fitted**
- **Air-conditioned**
- **One mile from Junction 14, M6 Motorway**
- **Immediately available**

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## 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. 7 benefits from a prominent frontage to the main estate road and the accommodation provided is open-plan with some partitioning at ground and first floor levels with fitted features including suspended ceilings with recessed Category II compliant lighting, gas-fired central heating, air-conditioning, carpeting 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 and may also be of interest to parties looking to create an investment opportunity.

**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	Reception, two partitioned offices and refreshment point Male and female W.C. facilities	746 -	69.30 -
FIRST	Open plan office	779	72.46
	<b>TOTAL NET FLOOR AREA</b>	<b>1,525</b>	<b>141.76</b>
<b>EXTERNAL</b> car parking area with block paved surfacing providing seven spaces. Landscape features.			

## SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler and an air-conditioning system is also installed.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £16,500 with uniform business rates payable of £8,200.50 for the year ending March 2017. 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.

## SERVICE CHARGE

A service charge applies and covers the cost incurred in respect of the maintenance of the external parts of the Park.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 54 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£190,000** are invited for the benefit of the 125 year long leasehold interest in the property with approximately 110 years unexpired and an annual ground rent of £1.00 without review. As an alternative, the owner is prepared to lease the premises on terms to be agreed at a rental of **£17,550** per annum. VAT is applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or letting, together with any VAT and Stamp Duty due thereon.

## VIEWING

By arrangement with the Agent's Stafford Offices.

The premises are offered subject to contract and to being unsold/unlet. Confirmation of the tenure in the event of a sale will be provided by the vendor's solicitors as part of the pre-contract enquiries process.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3945** Revd. 14.06.2016

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