

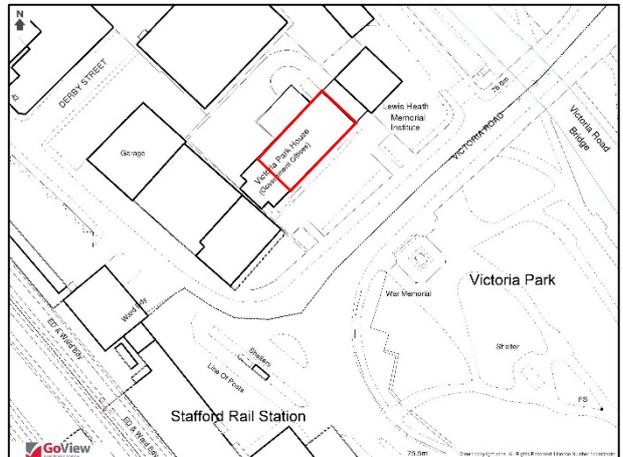


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prominently Situated Ground Floor Office Suite To Let in Stafford Town Centre



- **Victoria Park House, Victoria Road, Stafford, Staffordshire, ST16 2AF**
- 2,910 sq.ft. (270.35 sq.m.)
- Overlooking Victoria Park
- Close to Stafford Railway Station
- On-site car parking
- Gas fired central heating
- Carpeted

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## LOCATION

The premises are prominently situated close to the centre of Stafford on the north side of Victoria Road between its junctions with South Street and Railway Street and with the town's main line station with its connections to the national rail network immediately close by.

Stafford is strategically located at the heart of the country and benefits from excellent communications links with Junctions 13 and 14 of the M6 Motorway approximately three and two miles distant respectively. These provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5.

## DESCRIPTION

The premises comprise a self-contained ground floor suite of offices and form part of a distinctive five-storey flat-roofed building, the upper floors of which are separately occupied.

The accommodation provides an entrance lobby leading to an open-plan office, further partitioned rooms and a kitchen, together with male and female W.C. facilities, and benefits from forecourt and rear parking space with seven reserved spaces.

The property enjoys an attractive outlook over Victoria Park and is likely to be of particular interest to professional and commercial users requiring a pleasant working environment in a highly accessible location with an excellent rail communications link close by.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance lobby, general office, four partitioned offices, kitchen and male and female WC facilities	2,910	270.35
<b>TOTAL NET FLOOR AREA</b>		<b>2,910</b>	<b>270.35</b>
EXTERNAL forecourt and rear double decked parking areas surfaced in tarmac providing seven spaces with barrier controlled vehicular access from Victoria Street.			

## SERVICES

All mains services are connected. The accommodation is centrally-heated by way of hot water radiators fed by a gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £24,000 with uniform business rates payable of £11,832 for the year ending March 2016. 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 95 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease basis for a term to be agreed at a rental of £20,350 per annum exclusive of rates and VAT with upward only rent reviews to be at five yearly intervals. A service charge will apply to cover the cost of external maintenance, insurance, apportioned heating and other communal services as appropriate.

## 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 or 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/3946** 14.03.16