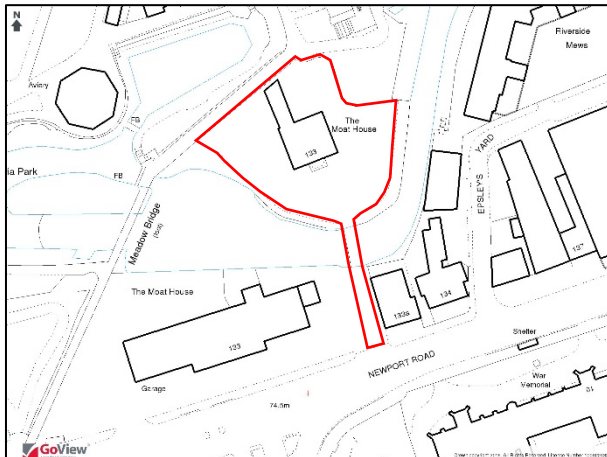




## Prestige Offices To Let in Stafford



- **The Moat House, No. 133 Newport Road, Stafford, Staffordshire, ST16 2EZ**
- **Offices available ranging from 109 sq.ft. (10.13 sq.m.) to 339 sq.ft. (31.49 sq.m.)**
- **Six month licence arrangements**
- **Availability from October 2021 onwards**
- **Prestige Grade II listed building**
- **Centrally-heated and carpeted rooms**
- **Extensive car parking**
- **Inclusive rentals**
- **Convenient for town centre and station**
- **Rates free for qualifying occupiers**

## LOCATION

The Moat House is situated on the fringe of the Town Centre just off the north side of Newport Road between its junctions with Lichfield Road and Victoria Road. Junctions 13 & 14 of the M6 Motorway are three and two miles distant respectively and 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. Stafford's mainline station provides Intercity connections throughout the national rail network and is located within a short walking distance.

## DESCRIPTION

The Moat House is an imposing detached Grade II listed Regency style building accessed over a river bridge and is of two- and part three-storey brick and tile construction with a stucco finish to the front and side elevations. The premises provide office accommodation at ground, first and second floor levels accessed through an impressive entrance hall and let as sixteen individual rooms, some of which have been combined to create small suites.

The cellular offices are offered on a six monthly licence basis either singly or in various combinations to accommodate floor area requirements from 109 sq.ft. (9.94 sq.m.) upwards depending on availability at the time. The rooms are accessed off central corridors and have LED lighting and carpeting fitted. Shared male and female WCs along with refreshment facilities are located on the ground floor.

The availability of this space offers an ideal opportunity for new or established businesses to acquire attractive offices in a prestige building on highly flexible occupancy terms not requiring any long-term commitment and with the benefit of on-site car parking and easy access to the town centre and transport infrastructure. The letting arrangement tends to suit businesses preferring not to be tied into a long term obligation although some of the current occupiers have been in the building for ten years or more.

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

FLOOR	OFFICE NO.	SQ.FT.	SQ.M.	RENT PER CALENDAR MONTH	VAT	TOTAL RENTAL	PARKING SPACES
GROUND	-	-	-			-	-
FIRST	7	178	16.54	NOW LET	-	-	1
	8*	113	10.50	£209.52	£41.90	£251.42	1
	9*	226	21.00	£493.21	£98.64	£591.85	2
	12	109	10.13	£190.75	£38.15	£228.90	1
<b>EXTERNAL</b> car parking area at the front and side surfaced in tarmacadam. * Rooms Nos. 8 and 9 can be interconnected.							

## SERVICES

All mains services are connected. The building is centrally heated by hot water radiators fed by a gas-fired boiler. Access is by way of a door code and speakerphone entry system.

## ASSESSMENTS

Subject to certain qualifying criteria, commercial premises with rateable values under £12,000 are subject to small business rate relief, which provides the occupier with 100% exemption from the payment of uniform business rates from March 2021. 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

As part of a listed building, Energy Performance Certificates are not required in this instance.

## TERMS

The offices in the Moat House are available on a six month licence basis terminable by the licensee and licensor after expiry at one month's prior notice at any time. The licence fee includes the cost of buildings insurance, electricity consumption, communal and external maintenance, heating, water rates, the cleaning of the common areas, waste disposal, window cleaning, fire protection and security systems. VAT is applicable. Licensees are directly responsible for the payment of any uniform business rates.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the execution of the licence, together with any 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/3978** Revd.28.10.2021