



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

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



- **Unit No. 4, Marconi Gate, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0AR**
- 3,320 sq.ft. (308.43 sq.m.)
- Category II lighting, central heating and carpeting fitted
- One mile from Junction 14, M6 Motorway
- Immediately available
- Main road frontage
- Established business park location

BANK CHAMBERS    SALTER STREET    STAFFORD    ST16 2JU

TEL: 01785 244400    FAX: 01785 244901

mailbox@millarsandy.com    www.millarsandy.com

## LOCATION

Marconi Gate is situated 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, Nestor Healthcare 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 providing a total of nine units with occupiers including NFU Mutual Insurance.

Unit No. 4 is end-terraced, benefits from prominent frontages to the main estate road and Beaconside 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, 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, open plan office with two partitioned rooms and kitchen. Male and female/disabled W.C. facilities	1,625 -	150.96 -
FIRST	Open plan office with three partitioned rooms	1,695	157.47
	<b>TOTAL NET FLOOR AREA</b>	<b>3,320</b>	<b>308.43</b>
<b>EXTERNAL</b> car parking area with block paved surfacing providing seventeen spaces. Landscape features.			

## SERVICES

All mains services are connected. The accommodation is centrally-heated by 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 £25,750 with uniform business rates payable of £11,999.50 for the year ending March 2017. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 54 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£365,000** 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 £200 with reviews. As an alternative, the owner is prepared to lease the premises on terms to be agreed at a rental of **£36,500** per annum. VAT is applicable in this instance. A service charge applies and covers the cost incurred in respect of the maintenance of the external parts of the Park.

## LEGAL COSTS

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

## VIEWING

By arrangement with Millar Sandy's Stafford Offices or through the joint agents, Louis Taylor (01782 260222).

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 enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4010** 21/06/17

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