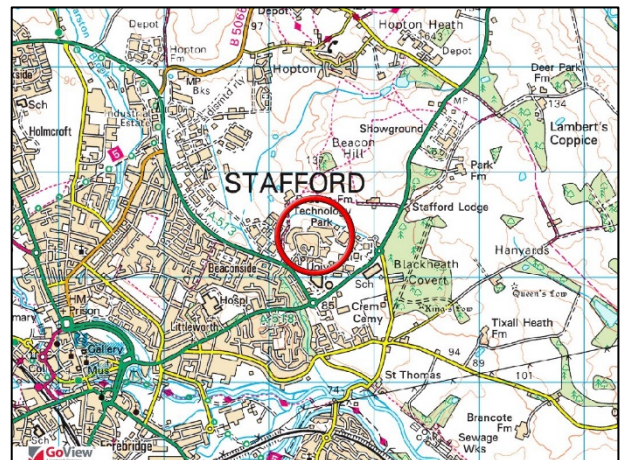
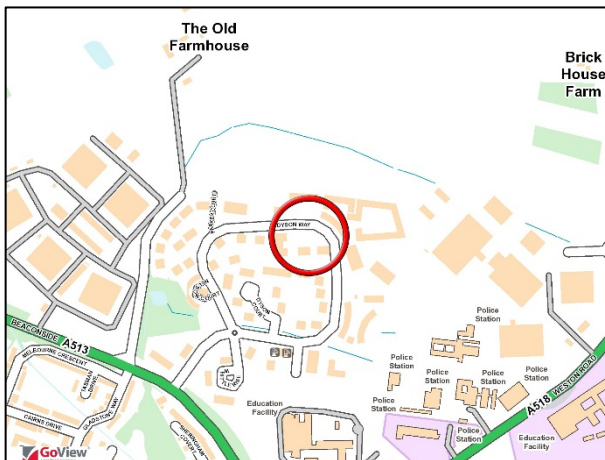
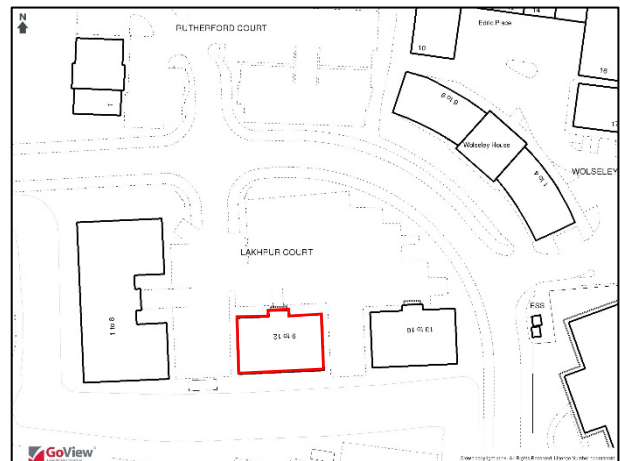




**Prestige  
Office Suites  
To Let  
in  
Stafford**



- **Suites Nos. 11 and 12, Dalton House, Lakhpur Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FX**
- Floor areas available from 1,450 sq.ft. (134.71 sq.m.) to 2,900 sq.ft. (269.41 sq.m.)
- High Specification with Category II lighting, suspended ceilings and carpeting fitted
- Comfort cooling and heating
- Fully DDA compliant with lift installed
- Raised access floors
- Three miles from Junction 14 of M6 Motorway
- Immediate availability

## LOCATION

Lakhpur Court is situated on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and with a link to the M6 Motorway at Junction 14 about three miles distant via the A513 Beaconside eastern distributor road. Stafford also benefits from its rail connection providing inter-city services throughout the national network. The Staffordshire Technology Park is the town's principal office development and is home to major occupiers including Defra, Allied Healthcare, the Staffordshire Police Authority, NFU Mutual Assurance and Amey.

## DESCRIPTION

Lakhpur Court is a prime office development of two-storey brick and tile construction consisting of three imposing buildings arranged to front an extensive forecourt car parking area. Dalton House is detached and provides accommodation accessed through an entrance lobby leading to four suites on the ground and first floors with a passenger lift linking each level. The office areas are open-plan in format and each suite enjoys the benefit of its own kitchen and male, female and disabled W.C. facilities.

Fitted features include raised access floors, dado trunking, suspended ceilings with recessed Category II lighting, comfort cooling and heating, carpeting, coded entry systems to the main doors and intruder alarm protection of the common areas.

The two ground floor suites are let to separate tenants and the remaining first floor space is available either as two suites of 1,450 sq.ft. (134.71 sq.m.) each or can be let together to provide a larger area of 2,900 sq.ft. (269.41 sq.m.).

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
<b>GROUND</b>			
SUITE NO. 9	Now let	-	-
SUITE NO. 10	Now let	-	-
<b>FIRST</b>			
SUITE NO. 11	Open-plan office, kitchen and male, female and disabled W.C. facilities	1,450	134.71
SUITE NO. 12	Open-plan office, kitchen and male, female and disabled W.C. facilities	1,450	134.71
<b>TOTAL NET FLOOR AREA</b>		<b>2,900</b>	<b>269.41</b>
<b>EXTERNAL</b> block paved forecourt car parking providing ten spaces in total. Landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. Separate comfort cooling and heating systems serve each suite.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The suites are currently assessed individually at £13,000 with an estimated uniform business rates payable of £6,487 per annum for the year ending in March 2022. If the suites are let separately, Small Business Rates Relief should apply in each case subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificates issued for the individual suites indicate Asset Ratings of 61 and 70 within Band C. Full certificates with recommendations will be provided on request. This is currently subject to updating.

## TERMS

The suites are available on new effectively full repairing and insuring leases for terms to be agreed at rentals based on £10.00 a sq.ft., exclusive of rates and VAT, with upward only reviews to be at five yearly intervals. A service charge is also payable.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the leases and counterpart leases, 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/3533**

25.08.2021

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