

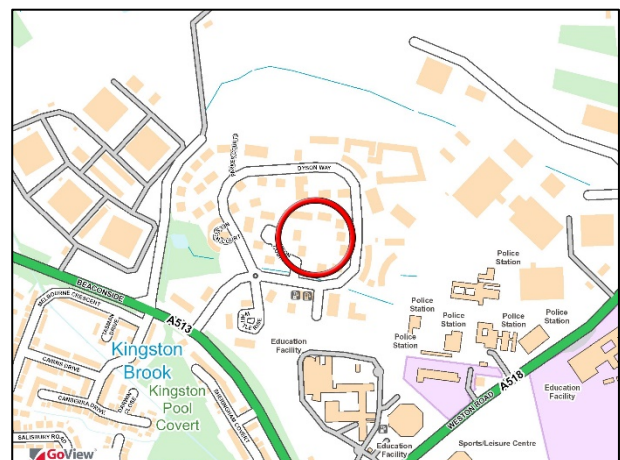
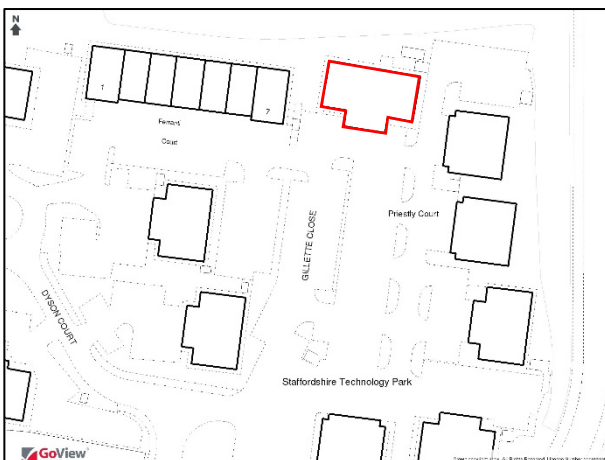


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prestige
Detached Office Building
For Sale or To Let
at
Staffordshire Technology Park**



- **Ardentia House, Priestly Court, Staffordshire Technology Park, Beaconside, Stafford, ST18 0LQ**
- **10,070 sq.ft. (935.50 sq.m.)**
- **Category II lighting, carpeting and blinds fitted**
- **Air-conditioned**
- **High quality internal partitioning installed**
- **Three miles from Junction 14 of the M6 Motorway**
- **Established major regional office hub**
- **Forty car parking spaces**

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LOCATION

Priestly Court 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 just over three miles distant via the A513 Eastern Distributor Road. Stafford also benefits from its main-line 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 many major occupiers including NFU Mutual Assurance, Handlesbanken, Amey and Allied Healthcare.

DESCRIPTION

Priestly Court is a development of nine office buildings completed in 2004 and grouped around extensive car parking and landscaped areas. Ardentia House is of three-storey detached brick construction with a roof in tile and was designed to provide open plan space at ground, first and second floor levels accessed by way of an entrance lobby leading to a passenger lift along with male and female W.C. facilities on each floor.

The building is now available and provides three suites of offices with fitted features including partitioned rooms, suspended ceilings with recessed Category II compliant lighting, carpeting, full access raised floors, air-conditioning, double glazing and fire and security alarm systems.

Ardentia House lends itself well to single or split occupation and the availability of the property offers an ideal opportunity for a purchaser or tenant to acquire prestige premises in an attractive office park environment with the benefit of excellent road communications links.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
	Entrance lobby with lift leading to:-	-	-
GROUND	Open plan office with partitioned areas including a refreshment point.	3,270	303.78
FIRST	Open plan office with partitioned areas including a refreshment point.	3,400	315.86
SECOND	Open plan office with nine partitioned areas including a meeting room and refreshment point.	3,400	315.86
TOTAL NET FLOOR AREA		10,070	935.50
EXTERNAL car parking areas with block paved surfacing providing forty spaces. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted throughout.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently covered by two separate assessments totalling £75,500 with uniform business rates payable of £37,674.50 for the year ending in March 2022. 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 the premises indicates an Asset Rating of 79 within Band D in respect of the ground floor, 81 within Band D for the first floor and 88 within Band D in relation to the second floor. Full certificates with recommendations will be provided on request.

PRICE

The property is held on a long-leasehold basis at a peppercorn rental without review for a term of 125 years from the 4th August 2000 with approximately 105 years remaining. Offers in the region of **£650,000** are invited for the near-freehold interest. As an alternative to a sale, the owner is prepared to lease the building on a full repairing and insuring basis for a term to be agreed at a rental of **£80,000** per annum with upward only reviews to be at five yearly intervals. VAT is applicable on the purchase price and rental figures.

LEGAL COSTS

Both parties are to be responsible for their own incurred legal costs 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 unsold/unlet. Confirmation of the tenure will be provided by the vendor's solicitor at the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4090 10.03.2022

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