

2 STAFFORDSHIRE PLACE

2staffordshireplace.co.uk
Stafford ST16 2DH



MODERN OFFICE ACCOMMODATION

27,557 SQ FT / **2,560** SQ M **OVER 3 FLOORS**

SPECIFICATION



AWARD WINNING OFFICE DEVELOPMENT



BREEAM 'EXCELLENT'



EPC RATING — A 25



FULL HEIGHT GLAZING



NATURAL AIR CIRCULATION/THERMAL COMFORT



FULLY RAISED ACCESS FLOORS

AVAILABILITY

The following floors are currently available and can be leased separately or combined:

THIRD FLOOR

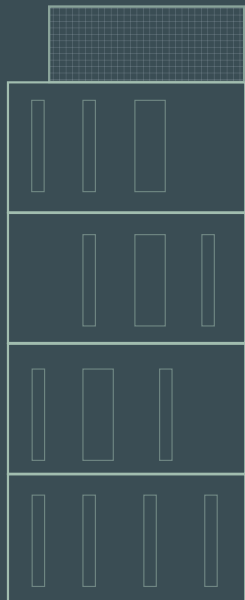
10,646 sq ft / 989 sq m

SECOND FLOOR

10,646 sq ft / 989 sq m

GROUND FLOOR (PART)

6,265 sq ft / 582 sq m



LOCATION



Stafford is the County town of Staffordshire and arguably one of the best connected towns in the region with junctions 13 and 14 of the M6 directly to the north and south of the town, providing easy access to the national motorway network.



Stafford train station provides direct links to London Euston just 1 hour 20 minutes away, Manchester 55 minutes and Birmingham just 30 minutes. HS2 will also deliver a high speed integrated station meaning journey times to London will be less than an hour.



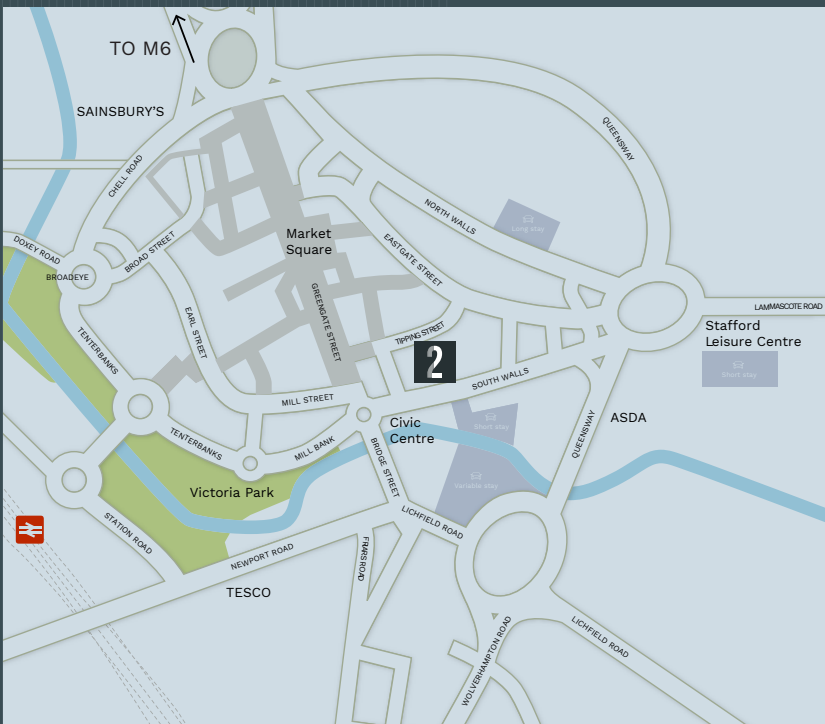
There are also four international airports within an hour's drive: Birmingham, Manchester, Liverpool John Lennon and East Midlands.



Staffordshire Place acted as the catalyst for regeneration in the south of the town centre, such as The Riverside retail and leisure development. Further regeneration proposals include Stafford Gateway and New Garden Settlement.



Staffordshire Place is located to the south of the historic town centre and approximately 0.5 miles walk from Stafford railway station.



RENTAL

Upon application

TERMS

The premises are available on a new business lease for a term of years to be negotiated.

SERVICE CHARGE

An annual service charge will be levied upon the tenants to cover shared building costs, proportionate to floor area occupied.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

To be reassessed upon occupation.

The current Rateable Value for the whole building (40,343 sq ft / 3,748 sq m) is £337,500

Uniform Business Rates Payable per annum (2019/2020): £0.504



ENQUIRIES

Viewings of the premises can be arranged via the joint agents:



Charlotte Fullard
0121 237 2337
CFullard@lsh.co.uk



Kevin Millar
01785 244400
kevin@millarsandy.com

Messrs. Lambert Smith Hampton and Millar Sandy for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves-by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Lambert Smith Hampton and Millar Sandy has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. August 2019