

## STAFFORD

# Fully Fitted Office Accommodation **TO LET**

6,265 - 27,557 sq ft (528 - 2,560 sq m)

THE LIQUOR TANK THE LIQUOR TANK

> A rare opportunity to occupy the best offices in Stafford

Fully furnished offices available for immediate occupation on an all-inclusive basis 2 Staffordshire Place is a striking, four-storey, high quality office building situated within the heart of Stafford Town Centre, close to the new Riverside Shopping Centre and as such, convenient for all local amenities.

Stafford is well located with nearby junctions 13 and 14 of the M6 providing easy access to the national motorway network.

The accommodation provides a mixture of open plan and partitioned offices which are fully furnished enabling immediate occupation.

The offices benefit from the following high specification:

- Natural air ventilation/Thermal comfort
- Carpeted fully raised access floors
- Suspended ceilings with feature downlighting
- Full height glazing
- Impressive ground floor reception area with security barriers
- 2 Passenger lifts
- Ladies, Gents and Disabled WC facilities
- Nearby parking is available by arrangement
- Reception / concierge during core hours
- EPC rating to be reassessed
- BREEAM Excellent
- Cycle Storage



↑ 2 Staffordshire Place Entrance



↑ Quality common areas

↓ Impressive reception area



## Accommodation

Floor	Sq ft	Sq m
Ground	6,265	582
First	10,646	989
Second	10,646	989
Total	27,557	2,560

Available as a whole or on a floor by floor basis.

#### Terms

The accommodation is available on a new flexible lease on full repairing and insuring terms.

### Rent

Upon application.

## **Service Charge**

An annual service charge will be levied upon the tenants to cover shared building costs.

**FIRST FLOOR** 

### **Business Rates**

Tenant to be responsible for the payment of business rates.

## VAT

All figures quoted are subject to VAT.

## **Legal Costs**

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





Fully furnished office T







# CONNECTIVITY

# SAT NAV: ST16 2DH 🚖









Junction 13 and 14 of the M6 to the

south and north provide easy access.

Stafford train station is only 0.5 miles away.

HS2 will deliver a high speed integrated

station such that journey times to

London will be less than an hour.

Distance

2 miles

3 miles

Time

1 hr 20 mins

55 mins

30 mins





For further information or to arrange a viewing contact:



Andrew Venables 07721 483 159 andrew.venables@avisonyoung.com



Kevin Millar 07969 033 037 kevin@millarsandy.com

# **VIRTUAL TOUR**

Motorway

J14 M6

J13 M6

Station

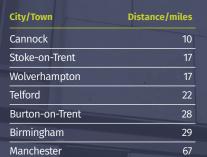
London Euston

Manchester

Birmingham

These are four international airports within an hours drive.

Airport	Time
Birmingham	50 mins
Manchester	1 hr 12 mins
Liverpool John Lennon	1 hr 15 mins
East Midlands	58 mins



#### Source: RAC Routeplanner

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1)The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2)All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make orgive any representation or warranty whatsoever in relation to the property or properties in this brochure. 4)All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. JUNE 2022. Viewing For further in

2 STAFFORDSHIRE PLAC