



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prominently Situated  
Ground Floor  
Office Suite  
To Let  
in  
Stafford**



- **Unit No. 2a, Marconi Gate, Dyson Way, Staffordshire Technology Park, Beconside, Stafford, Staffordshire, ST18 0FZ**
- **1,090 sq.ft. (101.26 sq.m.)**
- **Recessed category II lighting, suspended ceiling and carpeting fitted**
- **Centrally-heated**
- **Three miles from Junction 14, M6 Motorway**
- **Early availability**
- **Business rates free subject to tenant qualification**

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## 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 three miles 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 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 provides a total of nine units with occupiers including Shires Vets and NFU Mutual Insurance.

Unit No. 2a benefits from a prominent frontage to the main estate road and provides a ground floor open-plan office suite with fitted features including a suspended ceiling with recessed Category II compliant lighting, gas-fired central heating, carpeting, a refreshment point 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.

**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                      | Open plan office with refreshment point | 1,090                   | 101.26                 |
|                             | Male and female W.C. facilities         | -                       | -                      |
| <b>TOTAL NET FLOOR AREA</b> |   | <b>1,090</b>            | <b>101.26</b>          |

**EXTERNAL** car parking area providing six spaces with block paved surfacing. 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 £9,400 with no uniform business rates payable for the year ending March 2021, subject to tenant qualification. 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 53 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a rental of **£11,000** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. A service charge is levied by the landlord to cover the cost of the maintenance of the building, the upkeep of the external areas and buildings insurance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the agent's Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4166**

02.12.2020

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