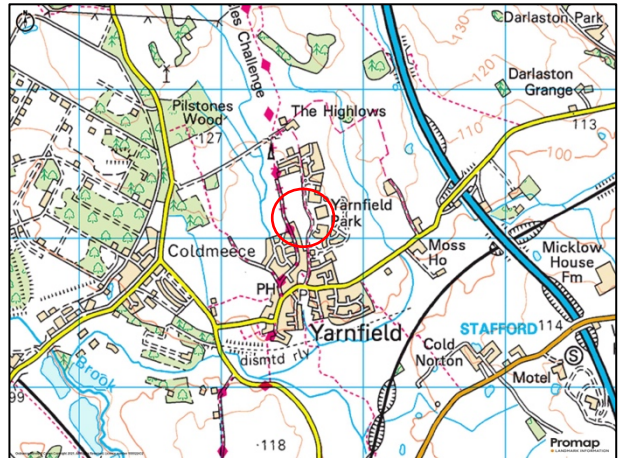
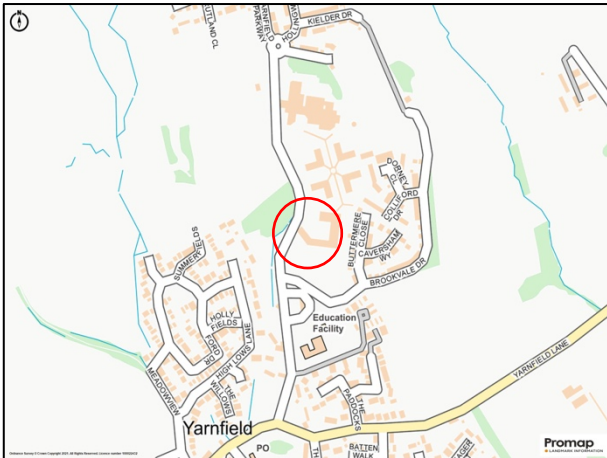




**Office Suites
To Let
at
Yarnfield Park
in
Stone**



- **The TA Building (Part), Yarnfield Park, Yarnfield, Stone, Staffordshire, ST15 0NL**
- **3,110 - 6,220 sq.ft. (288.92 - 577.84 sq.m.)**
- **Ground and first floor space**
- **Campus-style setting**
- **Prominent location**
- **Suspended ceilings, recessed lighting, blinds and carpeting fitted**
- **Centrally-heated**
- **On site restaurant and leisure facilities**
- **Generous car parking areas**
- **Available from September 2021**

LOCATION

Yarnfield Park is a national training and conference venue situated on the north side of the village of Yarnfield about two miles from the A34 trunk road which links Stafford with the Potteries. The County town, with its main-line station connected to the national rail network, is approximately nine miles to the south. Stone also has the benefit of a rail connection. Junction 14 of the M6 is about eight miles to the south and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Junction 15 to the north is approximately nine miles distant.

DESCRIPTION

The available space comprises the ground and first floors of one wing of a two-storey brick and tile office block forming part of a campus-style complex with a shared entrance lobby and staircase but otherwise self-contained.

The accommodation provides several open-plan and partitioned rooms including conference areas, restroom and toilet facilities on each floor with features including dado trunking, suspended ceilings with recessed category 2 lighting, carpeting, blinds and twenty-four hour access.

The offering of the suites, which are available either as a single letting or on a floor by floor basis, provides an ideal opportunity for potential users to acquire a first class high specification space with the benefit of extensive car parking and the use of on-site restaurant, bar and gymnasium amenities.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Three open-plan and partitioned office areas, staffroom and toilet facilities.	3,110	288.92
FIRST	Four open-plan and partitioned office areas, staffroom and toilet facilities.	3,110	288.92
TOTAL NET FLOOR AREA		6,220	577.84
EXTERNAL extensive surfaced car parking with 400 space capacity.			

SERVICES

All mains services are connected. The space is centrally-heated by a gas-fired system.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The service charge includes the business rates payable.

EPC

The Energy Performance Certificate issued for this property indicate an Asset Rating of 76 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The accommodation is available either as a whole or on a floor by floor basis on an internal repairing lease for a term to be agreed at a rental based on £8.00 a sq.ft. per annum. A service charge applies and covers the cost incurred in respect uniform business rates, heating, lighting, cleaning, repairs, waste water and sewerage charges, management, buildings insurance, health and safety oversight (common areas only), broadband (1GB.) and fire alarm testing.

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 Millar Sandy's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4181

24.06.2021