




Riverway
STAFFORD

Prestige Headquarters
To Let
39,816 sq ft

Prime Business Base

Bringing connectivity, amenity and excellent commercial space together at a single address, Riverway also benefits from seamless access to Stafford town centre with its regional and national transport links.

- ▶ Excellent access to Junctions 13 and 14 of the M6, A34, A51
- ▶ Generous parking provision on site
- ▶ Modern building fitted to a high specification
- ▶ Amenities nearby including Asda Supermarket, Stafford Leisure Centre, Tesco and occupiers within the Riverside Shopping Centre including Marks and Spencer, Greggs and Costa Coffee



150

on site parking
spaces at surface
and undercroft level

The Perfect Solution

Riverway Stafford was constructed to a high standard providing a prestige three-storey office building adjacent to Stafford Town Centre.



Internally, the property offers open-plan and partitioned meeting room areas on three floors serviced by passenger lifts accessed through a reception area. The accommodation includes kitchens and break-out areas with toilet facilities in the central core on each level. There is also a cafeteria located on the ground floor with a private terrace offering views over the River Sow.

Specification

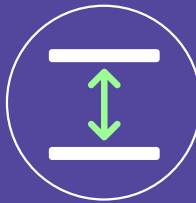
Contemporary office space including an impressive reception area and welcoming client space.



Raised access floors



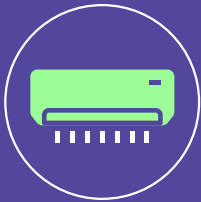
Three compartment trunking to floor boxes



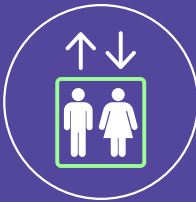
Suspended ceilings



LED lighting



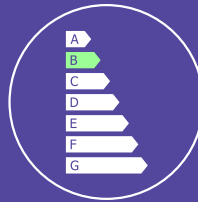
Comfort cooling and heating



2 x passenger lifts



DDA Compliant



EPC B

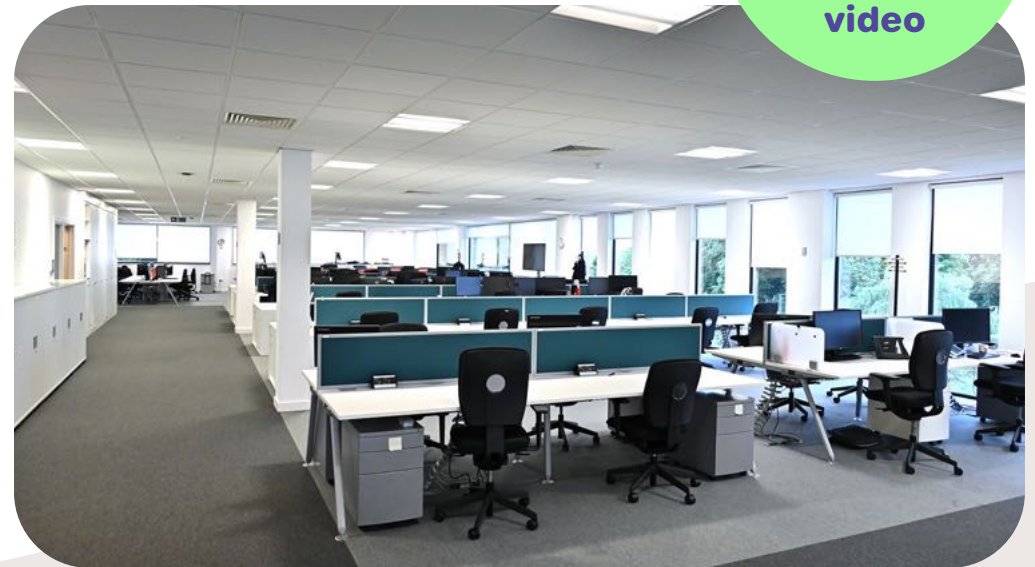


Accommodation



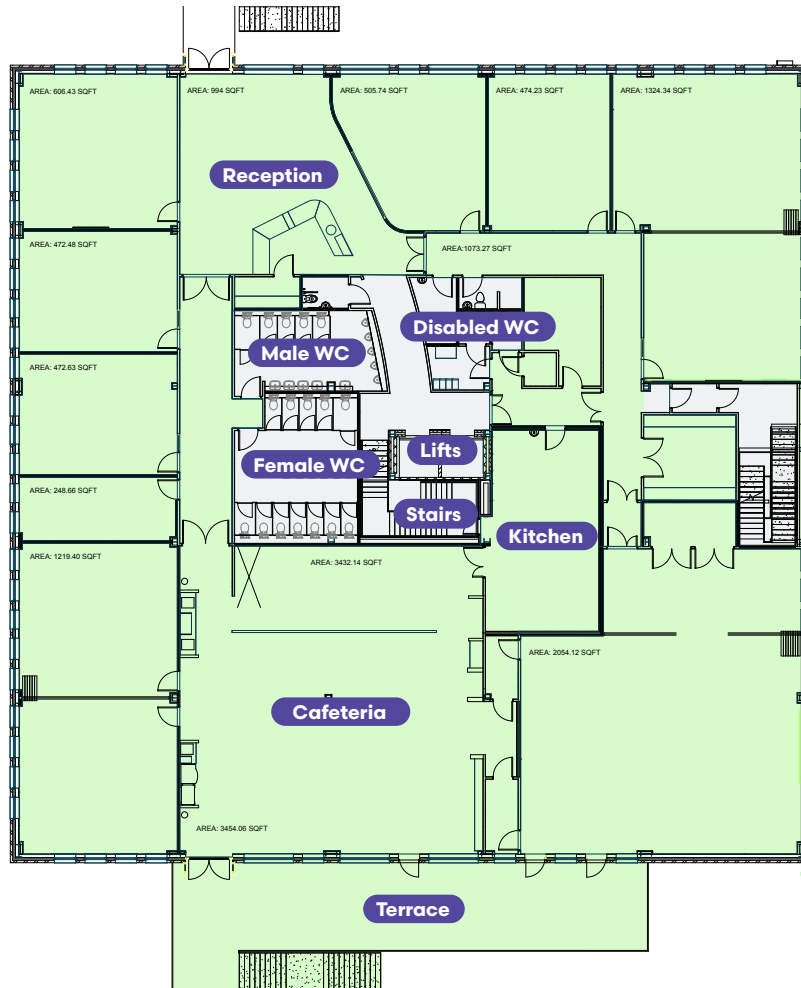
Watch the
video

	sq ft	sq m
Ground	12,899	1,198
First	13,573	1,261
Second	13,344	1,240
Total	39,816	3,699

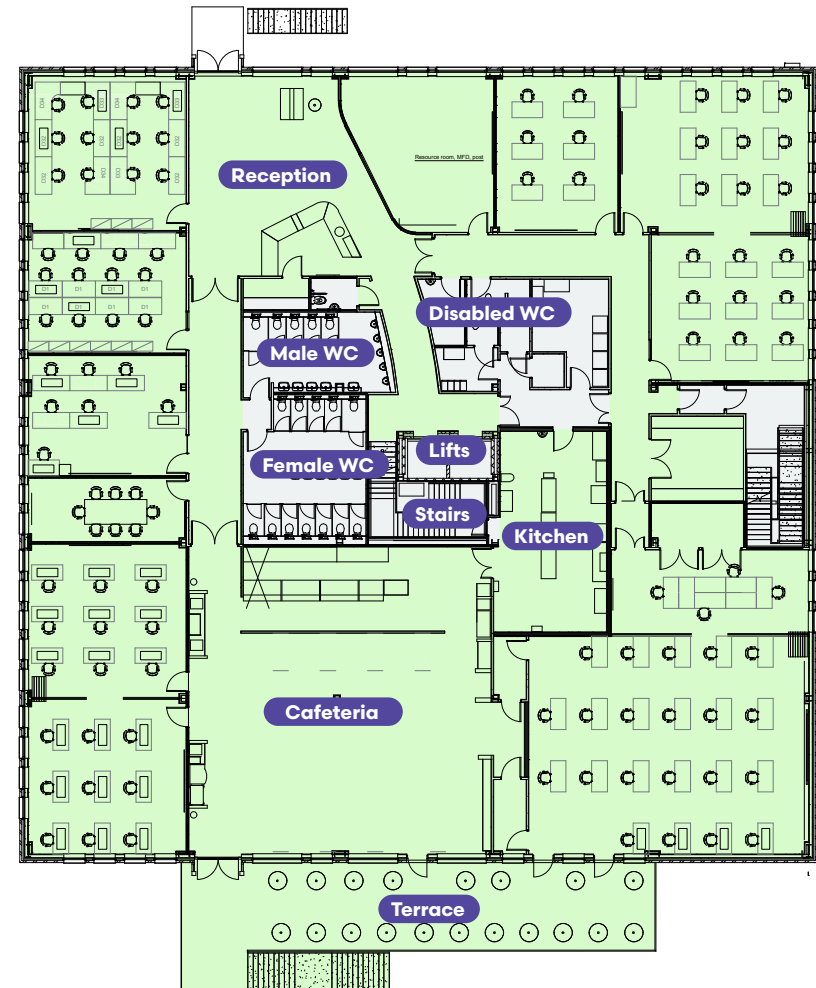


Ground Floor

12,899 sq ft



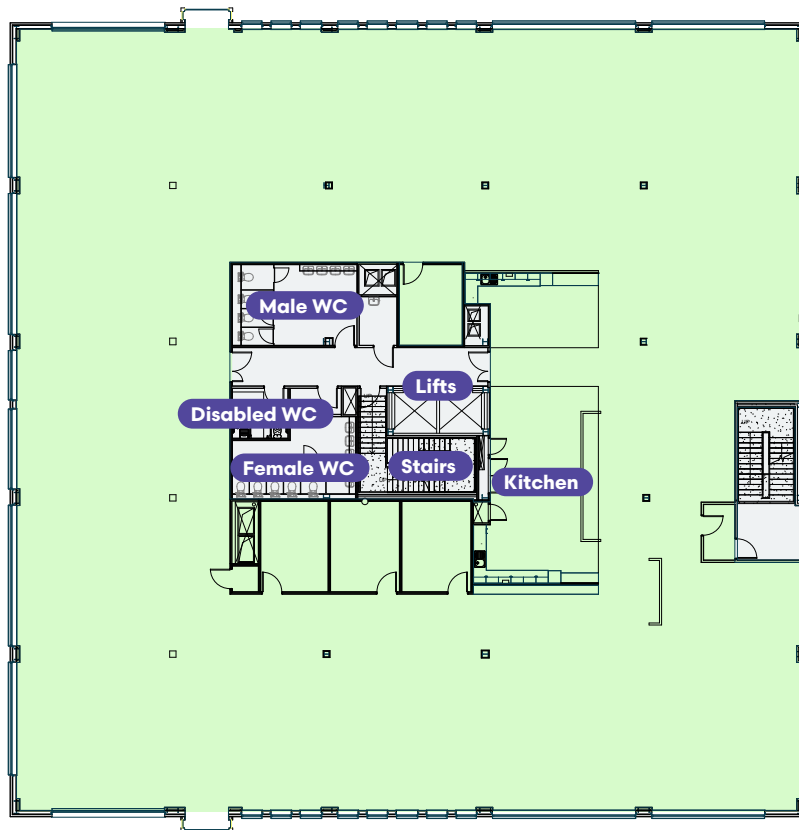
Floorplan



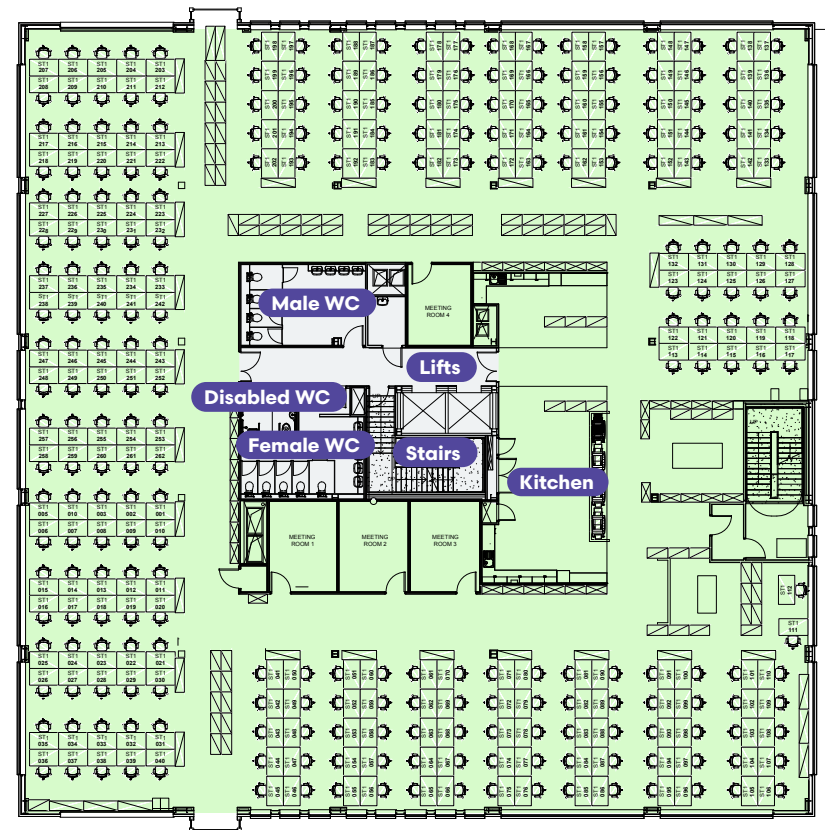
Spaceplan

First Floor

13,573 sq ft



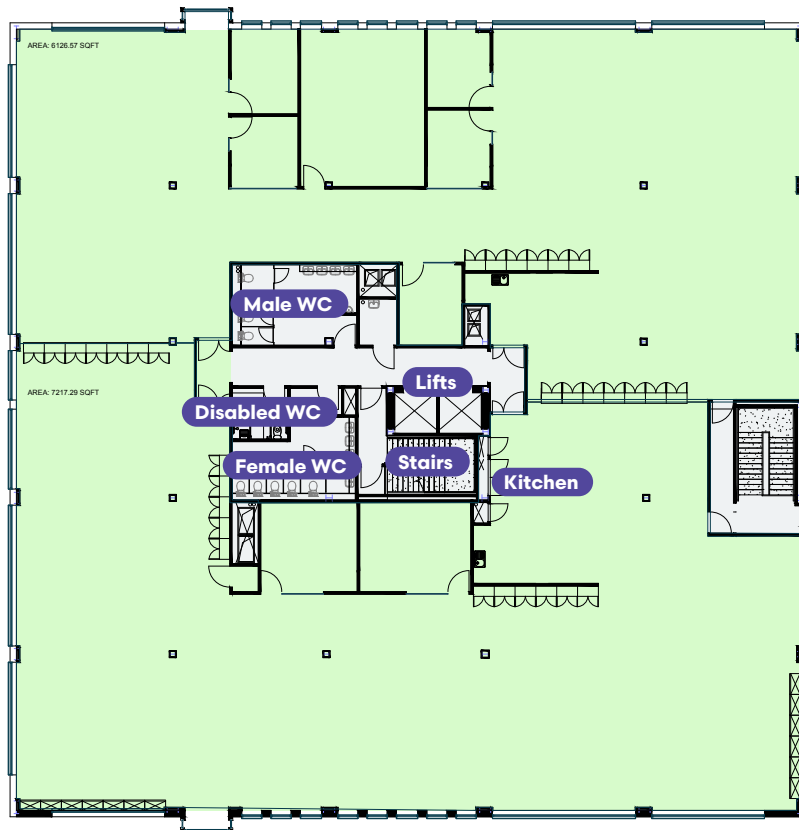
Floorplan



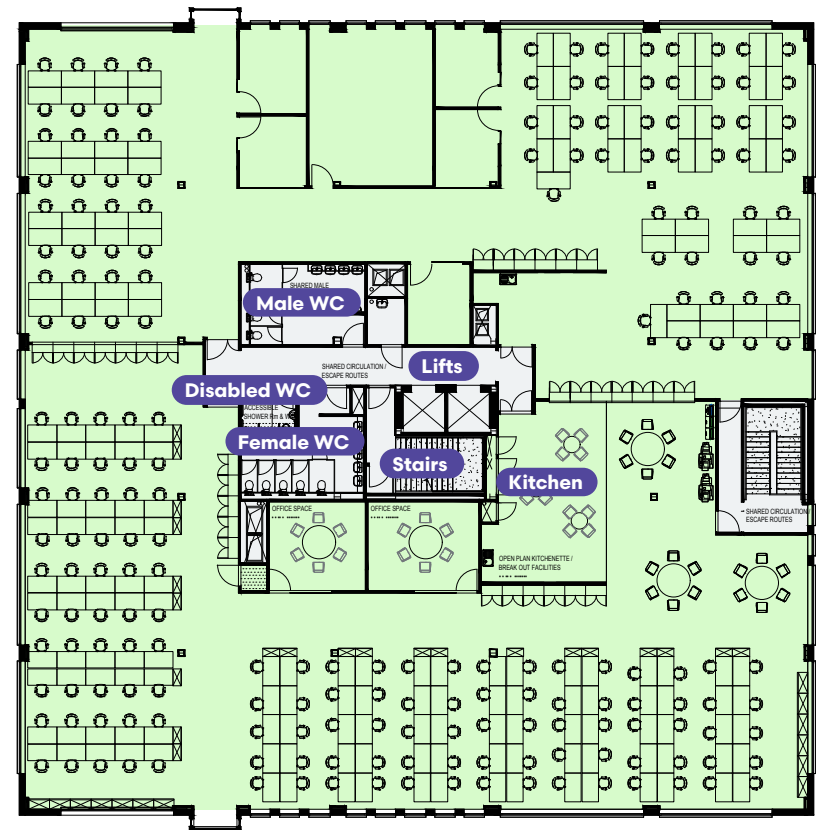
Spaceplan

Second Floor

13,344 sq ft



Floorplan



Spaceplan

Location

The property is situated on the west side of Riverway just to the south of the town centre with the cycle route running alongside the entrance to the property.



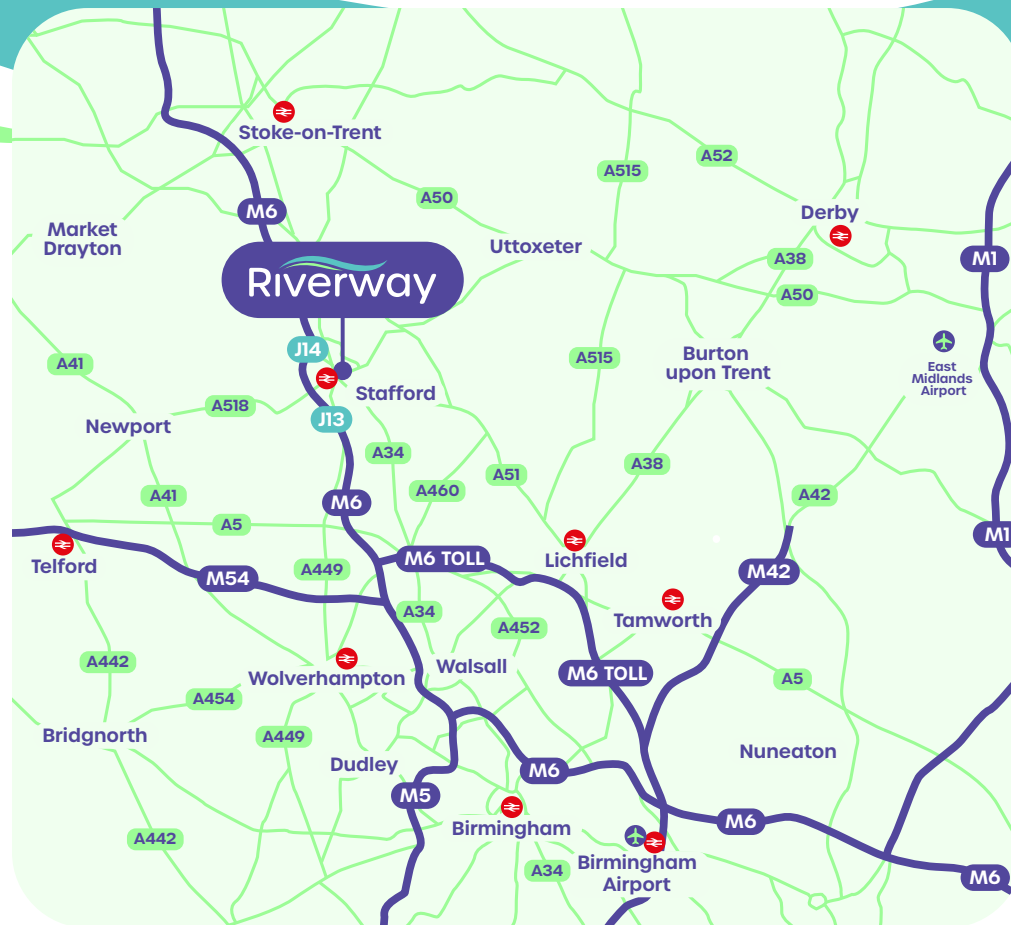
Stafford to	Walk Time
Riverside Shopping Centre	7 mins
Stafford Railway station	17 mins
Bus terminus	17 mins



Stafford to	Time
Birmingham New Street	33 mins
Manchester Piccadilly	54 mins
London Euston	1 hr 17 mins



Destinations	Time	Distance
Birmingham	45 mins	24 miles
Derby	58 mins	34 miles
Wolverhampton	38 mins	18 miles
Stoke on Trent	30 mins	18 miles
Birmingham Airport	47 mins	39 miles
East Midlands Airport	59 mins	43 miles
Manchester	1 hr 24 mins	59 miles





M6

The Riverside Shopping Centre



M&S
EST. 1884

GREGGS

COSTA

A34



ASDA

Stafford Leisure Centre

A518



Riverway

River Sow



Riverway, Stafford,
Staffordshire, ST16 3TH

What3Words
///class.lawn.flying



Further Information

Terms

Upon application.

EPC

B (36)

VAT

All figures quoted are exclusive of VAT which is applicable.

Legal Costs

Each party is responsible for their own legal costs incurred in this transaction.

Business Rates

RV - £382,500

Interested parties are advised to make their own enquiries with the local authority (Stafford) for verification purposes.



Viewings

Strictly by appointment via the joint agents JLL/Millar Sandy.



Steven Hannaford

07935 354 501

steven.hannaford@jll.com



Kevin Millar

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kevin@millarsandy.com

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