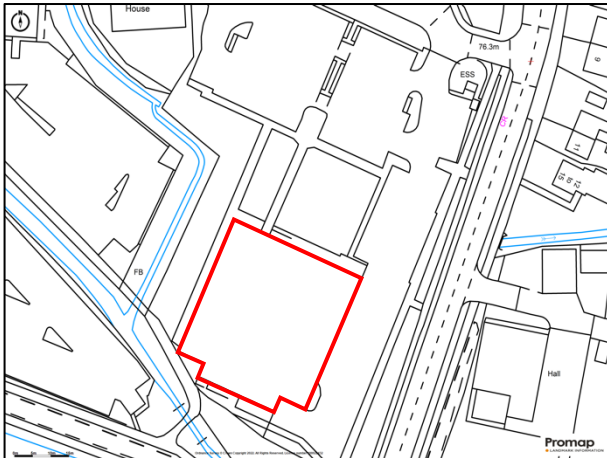




**Prestige  
Conveniently Located  
Office Suite  
To Let  
in Stafford**



- **First Floor, The Riverway Centre, Riverway, Stafford, Staffordshire, ST16 3TH**
- **13,350 sq.ft. (1,240.22 sq.m.)**
- **Possibility of providing smaller areas subject to tenant requirements**
- **Fully fitted with furniture**
- **LED lighting, suspended ceilings and carpeting fitted**
- **Comfort cooling and heating**
- **Fully DDA compliant**
- **Raised access floors and high specification**
- **Manned reception area**
- **Three and four miles from Junctions 13 and 14, M6 Motorway**
- **On-site car parking**
- **Immediate availability**

## LOCATION

The property is situated on the east side of Riverway close to its junction with Lammascote Road, Corporation Street and Weston Road and just to the south of the town centre. Junction 13 of the M6 motorway is four miles distant with Junction 14 approximately three miles away. Stafford also benefits from its rail connection links providing intercity services throughout the national network.

## DESCRIPTION

The Riverway Centre was constructed to a high standard to provide a prestige three-storey office facility for a major support services company.

The first floor space is now surplus to operational requirements and provides open-plan and partitioned meeting room areas serviced by passenger lifts accessed through a manned reception area. The accommodation includes a kitchen and a break-out area with toilet facilities. Tenants also have use of a cafeteria located on the ground floor.

Features include a raised access floor, three compartment trunking to floor boxes, suspended ceilings with recessed LED lighting, comfort cooling and heating, carpeting and with the reception area manned during core business hours. Out-of-hours access is also permitted. The currently fitted extensive furniture is included.

The availability of the premises provides an ideal opportunity for a potential user to acquire a first-class high specification administration centre in a convenient location with no fit-out costs and the benefit of on-site car parking.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Reception area leading to lifts and stairs.	-	-
FIRST	Open-plan office with four partitioned meeting rooms. kitchen and break out area.	13,350	1,240.22
<b>TOTAL NET FLOOR AREA</b>		<b>13,350</b>	<b>1,240.22</b>

EXTERNAL surfaced forecourt and side car parking providing a number of spaces to be agreed with controlled barrier access from Riverway. Landscaped areas.

## SERVICES

Mains water, electricity and drainage are connected. Separately controlled comfort cooling and heating systems serve each floor.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The service charge includes the business rates payable until such point as the accommodation is separately assessed.

## EPC

The Energy Performance Certificate for this property indicates an asset rating of 65 within Band A. A full certificate with recommendations will be provided on request.

## TERMS

The accommodation is available on an internal repairing lease for a term to be agreed at a rental based on £10.00 a sq.ft. per annum. A service charge applies in respect of the common areas and covers the cost incurred in respect of the maintenance of the external parts of the building, repairs, cleaning, lift, security, waste collection, water and sewerage charges, management, buildings insurance, health and safety oversight and fire alarm testing. The cost of electricity is to be apportioned as a separately calculated Energy Charge. The letting will exclude the security of tenure provisions of the Landlord and Tenant Act 1954. VAT is applicable on the rental and service charge figures.

## 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 Millar Sandy's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/4197

25.03.2023

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