

# Victoria Park House

A location with excellent communications

Victoria Park House is prominently situated on the north side of Victoria Road between its junctions with South Street and Station Road. The town centre is approximately 400 yards (366m) south-west. Stafford Station is adjacent to the property, on the West Coast Line. Stafford College and the Law Courts are also in the immediate vicinity.

## Vat

All figures are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment with either of the joint letting agents DTZ or Millar Sandy.



# OFFICES TO LET

## Victoria Park House

victoria road, stafford ST16 2AF

Office suites ideally located  
5,355 - 16,095 sq.ft (497 - 1,495 sq.m) To Let



- Flexible Terms
- Competitive Rents
- Open Plan or Partitioned Space Available
- Excellent Views
- On Site Parking
- Adjacent to Stafford Train Station

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## Description

The property comprises a centrally-heated five-storey building with dedicated on-site car parking at the front and rear. The floors provide open-plan office suites with their own male and female toilet facilities served by a lift from the ground floor entrance foyer.

The premises have been refurbished and upgraded to feature a speakerphone entry system, vinyl wallcoverings, Category II lighting recessed into suspended ceilings and perimeter trunking.

The available accommodation is situated on the first, third and fourth floor suites to let either individually or in combinations to accommodate requirements from 1,000 sq. ft.

The available floors comprise of the following approximate areas:

- > First - 5,366 sq.ft (498 sq.m)
- > Third - 5,357 sq.ft (497 sq.m)
- > Fourth - 5,371 sq.ft (499 sq.m)

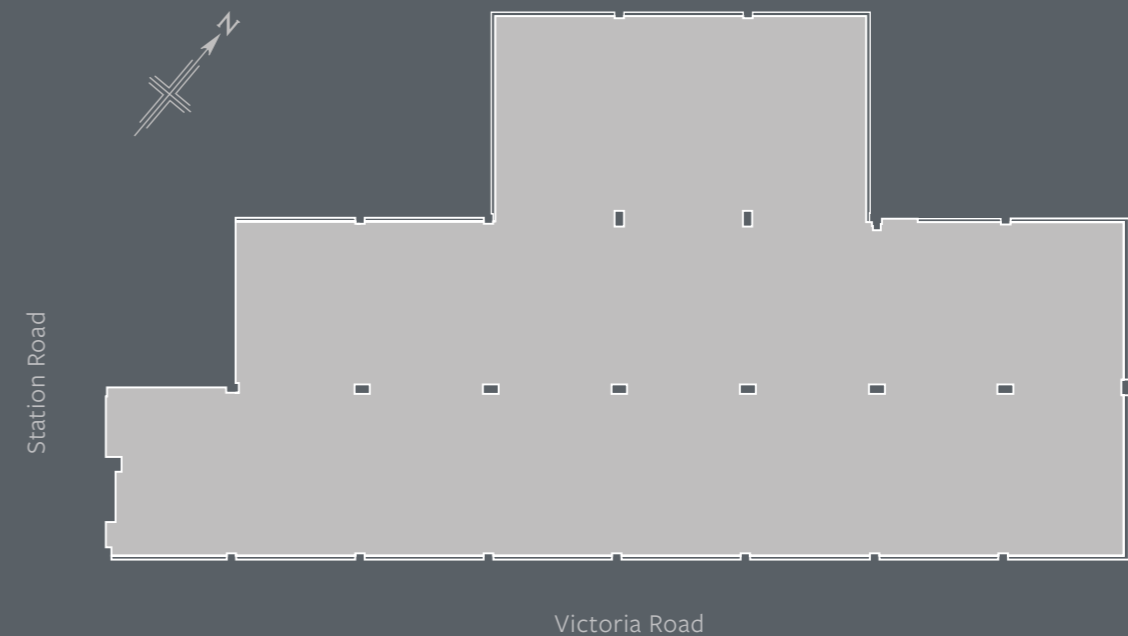
- > 5 minutes from town centre
- > Adjacent to Stafford Railway Station
- > 5 minutes from cafés/bars/restaurants



## Victoria Park House

May split, subject to occupier's specific requirements

- > Prominent location
- > Close to Stafford Station
- > Overlooking Victoria Park
- > Lift access
- > On-site parking
- > Competitive rentals



Typical floor plan