



MILLAR SANDY
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**Prominently Situated
Office Building
To Let
in
Stafford**



- **Nos. 62-63 Foregate Street, Stafford, Staffordshire, ST16 2PT**
- **2,410 sq.ft. (223.90 sq.m.)**
- **Main road location**
- **Centrally heated**
- **Part air-conditioned**
- **Car parking**
- **Good access to town centre and M6 motorway**

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LOCATION

The property is situated in a prominent corner position on the east side of the A34 Foregate Street at its junction with County Road opposite the main entrance into Madford Retail Park and about a third of a mile north from Stafford Town Centre. Junction 13 of the M6 Motorway is approximately one and a half miles distant 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 through its connection with the M5. The town's main-line station provides Intercity connections throughout the national rail network.

DESCRIPTION

The property comprises an imposing Grade II listed end-terraced building of three-storey brick and tile construction and provides largely cellular office accommodation at ground, first and second floor levels together with vented basement storage space and a car parking area at the rear.

The premises are centrally heated and partly air-conditioned and their availability offers an ideal opportunity for a new tenant to acquire a strategically situated prestige headquarters building conveniently located on a major arterial route into the town.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Lobby	-	-
	Office No. 1/Waiting area	75	6.97
	Office No. 2	290	26.94
	Office No. 3	170	15.79
	Office No. 4/Meeting room	195	18.12
	Male and Female/Disabled WC facilities	-	-
	Store	50	4.65
	Store/Boiler room	60	5.57
FIRST	Office No. 5	275	25.55
	Office No. 6	170	15.79
	Office No. 7	130	12.08
	Office No. 8/Staffroom	175	16.26
	Kitchen	55	5.11
SECOND	Office No. 9	350	32.52
	Office No. 10	95	8.83
	Store	25	2.32
BASEMENT	Storage	295	27.40
TOTAL NET FLOOR AREA		2,410	223.90
EXTERNAL Car parking area at the rear surfaced in tarmac with vehicular access from County Road via double metal gates and enclosed with brick walling.			

SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by an Ariston gas-fired boiler. Air-conditioning serves some parts. Fire and burglar alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £18,750 from the 1st April 2023. 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 75 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of £19,500 per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is not applicable in this case.

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 Agents' Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3390 13.02.2023