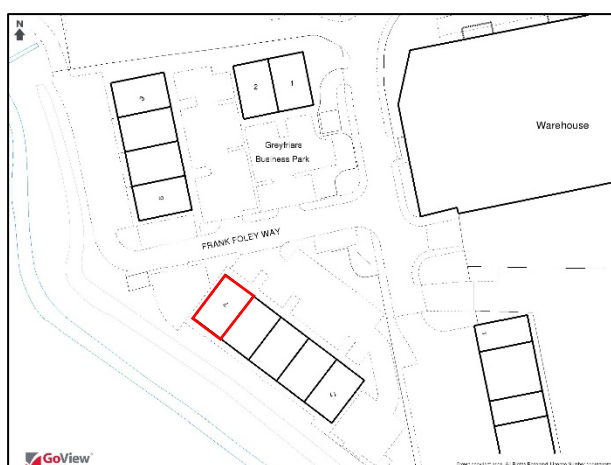




**First Floor
Office Suite
To Let
in
Stafford**



- **Unit No. 7b, Greyfriars Business Park, Frank Foley Way, Greyfriars, Stafford, Staffordshire, ST16 2ST**
- **1,264 sq.ft. (117.42 sq.m.)**
- **On-site car parking**
- **Centrally heated and DDA compliant WC facilities**
- **Double glazing**
- **One mile from Stafford Town Centre**
- **Junction 14, M6 Motorway, two miles distant**
- **Neighbouring tenants include the Driving Standards Agency, NHS, Enovert and the Environment Agency**
- **Rates free subject to tenant qualification**

LOCATION

The Greyfriars Business Park is situated on the west side of Greyfriars Place about one mile north from the town centre and close to its junctions with the A34 and A5013 leading directly to Junction 14 of the M6 Motorway, about two miles distant. The M6 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. Stafford's mainline station provides Intercity connections throughout the national rail.

DESCRIPTION

The Greyfriars Business Park is a development of two-storey pavilion-style office buildings of brick and tile construction arranged in three terraces with forecourt parking and provides a total of eleven units let in suites with tenants including the Driving Standards Agency, the NHS and the Environment Agency among others.

Unit No. 7b comprises an open-plan suite with some partitioned areas with fitted features including suspended ceilings with recessed Category II compliant lighting, gas-fired central heating, carpeting, a refreshment point and fire and burglar alarm systems.

The availability of this suite provides an ideal opportunity for potential users to acquire flexible, cost effective and practical working space on a prestige development enjoying excellent road transport links.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
FIRST	Open plan office with partitioned rooms, fitted kitchenette and WC facility.	1,264	117.47
TOTAL NET FLOOR AREA		1,264	117.47
EXTERNAL car parking areas with block paved surfacing providing four spaces. Landscape features			

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £8,900 with no uniform business rates payable subject to tenant qualification. 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 69 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The suite is available on a new full repairing lease for a term to be agreed at a rental of **£15,800** per annum, exclusive of rates, to be subject to upward only reviews at five yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. A service charge is applicable to cover the cost of the maintenance and repair of the common areas. VAT is applicable in this instance.

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 or through the joint agents, Louis Taylor on 01782 260222.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4199

10.03.2022