

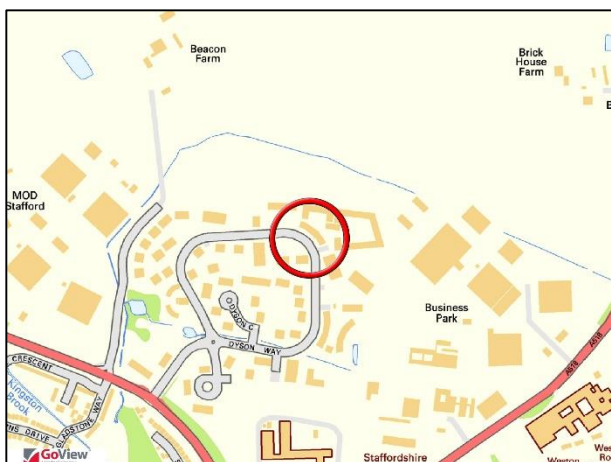


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prestige Warehouse/Workspace Unit To Let in Stafford



- **Unit No. 10, Edric Place, The Wolseley Court Business Centre, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- **3,437 sq.ft. (319.31 sq.m.)**
- **Flexible lease terms**
- **Immediately available**
- **Additional mezzanine office and storage space of 830 sq.ft. (319.31 sq.m.)**

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## LOCATION

The Wolseley Court Business Centre is prominently situated on the Staffordshire Technology Park approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about one mile distant via the A513 Eastern Distributor road. Stafford also benefits from its rail connection link on the West Coast Main Line providing intercity services throughout the national network.

The Staffordshire Technology Park is the largest single development of its nature between Birmingham and Manchester and has been developed from a greenfield site over the past twenty years or so to now provide approximately 500,000 sq.ft. (46,450 sq.m.) of primarily office floor space but with isolated industrial content. The Park is home to several major companies and organisations including Defra, the National Probation Service, British Red Cross, Handelsbanken, NFU Mutual Assurance, Amey and the Staffordshire Football Association.

## DESCRIPTION

The Wolseley Court Business Centre was developed in 2004 to provide a mix of office and warehouse units arranged in four blocks around central car parking areas and accommodates a total floor area of 56,424 sq.ft. (5,242 sq.m.) on a site extending to 3.62 acres (1.47 hectares).

The warehouse units total twenty-three in number and are of single-storey sheet clad construction with office content in certain cases and WC facilities included. The height to the eaves is 18ft.6ins. (5.64m.) and access for loading and unloading purposes is by way of a manually-operated up-and-over-door 9ft.9ins. (3.02m.) wide by 10ft1ins. (3.08m.) high over a surfaced forecourt. Unit No. 10 on the Edric Place part is currently available and is likely to be of particular interest to prospective tenants who require warehouse or workspace in an attractive business park environment with good public transport and road access links.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Entrance hall, office, warehouse and storage areas with additional mezzanine office and storage space extending to 830 sq.ft. (77.30 sq.m.) and a WC facility.	3,437	319.31
<b>TOTAL GROSS FLOOR AREA</b>		<b>3,437</b>	<b>319.31</b>
EXTERNAL surfaced forecourt car parking and landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £21,000 with uniform business rates payable of £10,437 for the year ending March 2017. 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 90 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on an internal repairing and insuring lease for a term to be agreed at a rental of £18,000 per annum exclusive of rates. A combined service and buildings insurance charge will be payable (currently calculated at £0.81 a sq.ft.) 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 leases and counterpart leases, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with Millar Sandy's Stafford offices

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3841** revd. 13/04/16