



BY INSTRUCTIONS OF GREATREX LIMITED

**Prestige
Office Suites
To Let
in Stafford Town Centre**



- **Suites Nos. 1 and 2, First Floor, The Malthouse, Water Street, Stafford, Staffordshire, ST16 2AG**
- **2,510 sq.ft. (233.19 sq.m) but also available as two smaller suites**
- **Suite No. 1 - 1,585 sq.ft. (147.25 sq.m.)**
- **Suite No. 2 - 925 sq.ft. (89.53 sq.m.)**
- **First floor and mezzanine space with beam features**
- **Attractive prestige development**
- **Centrally heated**
- **Available for occupation in January 2023**
- **Reserved car parking for two vehicles per suite**

LOCATION

The premises form part of a property prominently situated in the town centre on the east side of Water Street located between its junctions with Mill Street and Mill Bank. The town's main line railway station providing inter-city connections throughout the national network is within a short walking distance and the County Court complex is close by. Stafford particularly benefits from excellent motorway communications links with Junctions 13 and 14 of the M6 about three miles equidistant.

DESCRIPTION

The Malthouse is a two-storey brick and tile building dating from 1837 and has been subject to an extensive scheme of refurbishment and renovation to provide two retail units on the ground floor, offices on the upper levels and a basement restaurant with some on-site car parking.

The upper floor accommodation consists of two office suites sharing a ground floor entrance, a first floor reception area and male and female W.C. facilities. These have previously been combined but can be offered as two lettings.

The space is likely to be of interest to professional and commercial users who require a town centre presence within an attractive building with the advantage of reserved car parking spaces.

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

| FLOOR | DESCRIPTION | SQ.FT. | SQ.M. |
|--------|---|--------------|---------------|
| GROUND | Entrance lobby | - | - |
| FIRST | Shared reception area and male and female W.C. facilities. | - | - |
| | Suite No. 1 providing three offices with three additional offices at mezzanine level. | 1,585 | 147.25 |
| | Suite No. 2 providing two offices and a refreshment point. | 925 | 85.93 |
| | TOTAL NET FLOOR AREA | 2,510 | 233.19 |

EXTERNAL car parking spaces consisting of one vehicle space per suite at the side of the premises together with a second exclusively reserved space nearby, four in total.

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a Vaillant gas-fired boiler. Speakerphone entry and intruder alarm systems are installed.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of Suite 1 is £12,750 with uniform business rates payable of £6,362.25 for the year ending March 2023. The rates payable will be discounted by 75% in the event of the occupier being able to claim Small Business Rates Relief. The rateable value of Suite No. 2 is £10,000 with no uniform business rates payable for the year commencing April 2023 subject to certain occupier qualifying criteria. These details have been based on the information provided by the Valuation Office's website and the rating authority 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 Suite No. 1 indicates an Asset Rating of 61 within Band C. Suite No. 2 has been assessed with an Asset Rating of 59 also within Band C. Full certificates with recommendations will be provided on request.

TERMS

The suites are available on new internal repairing leases for a term to be agreed at a rental of **£11,450** per annum in the case of Suite No. 1 and **£9,250** per annum in respect of Suite No. 2. The quoted rentals are exclusive of rates with upward only reviews to be at three yearly intervals. The landlord maintains the exterior and insures the building and then recharges the occupiers the apportioned cost thereof. A service charge will apply to cover the expenditure on heating and the cleaning 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 leases and the counterpart leases, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4169 (1 & 2) 11.09.2022