



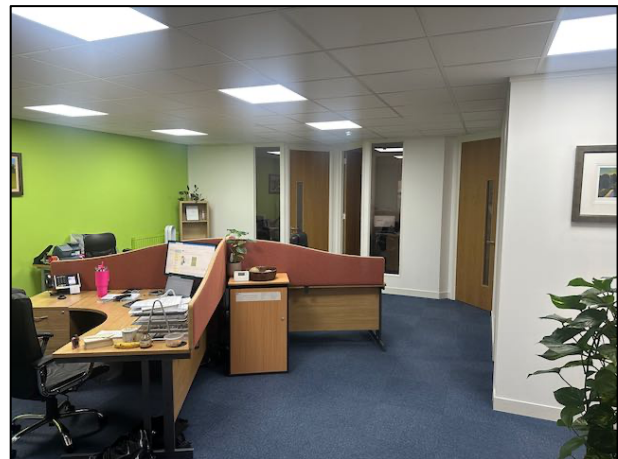
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF SIPPDEAL TRUSTEES LIMITED

**Prominently Situated
Office Building
For Sale or To Let
in
Stafford**



- **No. 6 Marconi Gate, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FZ**
- **2,350 sq.ft. (218.31 sq.m.)**
- **Recessed category II lighting, suspended ceilings and carpeting fitted**
- **Centrally heated**
- **Three miles from Junction 14, M6 Motorway**
- **Twelve car parking spaces**
- **Offered with the benefit of rental income of £26,500 per annum until February 2025**
- **Vacant possession available earlier if required**

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LOCATION

Marconi Gate is situated on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and linked to Junction 14 of the M6 Motorway about three miles distant via the A513 eastern distributor road. Stafford also benefits from its rail connection links providing intercity services throughout the national network. The Staffordshire Technology Park is the town's principal office development and is home to a number of major occupiers including the Staffordshire Police Authority, Defra, the National Probation Service, British Red Cross, Staffordshire Schools Football Association and Handelsbanken.

DESCRIPTION

Marconi Gate is a development of two-storey office buildings of brick and tile construction arranged in two terraces with forecourt parking and provides a total of nine units with occupiers including Shires Vets and NFU Mutual Insurance.

No. 6 benefits from a prominent rear frontage to Beaconside and provides ground and first floor accommodation largely open-plan in format but with some division with fitted features including glazed partitioning, suspended ceilings with recessed lighting, gas-fired central heating, carpeting, a refreshment area and fire and burglar alarm systems.

The availability of the property provides an ideal opportunity for a purchaser or tenant to acquire flexible, cost effective and practical working space on a prestige development with the benefit of a rental income until February 2025 if that suits a buyer.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby, interview room, general office, three glass-partitioned offices and storeroom, refreshment and male and female W.C. facilities	1,170	108.69
FIRST	Open-plan office	1,180	109.62
TOTAL NET FLOOR AREA		2,350	218.31
EXTERNAL car parking area providing twelve spaces with block paved surfacing. 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 property has been assessed in two parts at from April 2023 at £9,000 for the ground floor and £10,750 for the first floor. 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 for this property indicates an asset rating of 39 within Band B. A full certificate with recommendations will be provided on request.

SUB-TENANCY

The premises are currently subject to an effectively full repairing and insuring underlease to Marconi Property Services Limited for a term expiring on the 26th February 2025 at a rental of **£26,500** per annum exclusive of rates without further review. The lease excludes the security of tenure provisions of the Landlord & Tenant Act 1954. A service charge is applicable to cover the cost of the upkeep of the external areas.

PRICE AND LETTING TERMS

The property is subject to a 125 year long-leasehold interest dating from the 11th March 1999 at a peppercorn rental without review and with approximately 102 years unexpired, for which offers in the region of **£280,000** are invited.

As an alternative, the owner is prepared to enter into a new effectively full repairing and insuring lease of the property for a period to be agreed at a rental of **£23,500** per annum with upward only reviews at five yearly intervals but otherwise on the same terms and conditions as those applicable to the current lease.

VAT is applicable on the price, rental and service charge figures referred to in these particulars.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the agent's Stafford Offices.

The premises are offered subject to contract and to being unsold/unlet. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors during the pre-contract enquiry process.

VACANT POSSESSION WILL BE AVAILABLE IN FEBRUARY 2025 OR EARLIER BY AGREEMENT

BP/4210 01.04.2024

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