



SAXON HOUSE

STAFFORDSHIRE TECHNOLOGY PARK - STAFFORD - ST18 0AR

QUALITY OFFICE BUILDING TO LET

2,399 – 11,503 SQ FT
(222.9 – 1,069 SQ M)

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- ESTABLISHED BUSINESS PARK
 - NEARBY FACILITIES
 - EASY ACCESS TO STAFFORD TOWN CENTRE AND THE M6 MOTORWAY
 - GENEROUS ON SITE CAR PARKING PROVISION (1:177 SQ FT)
 - REFURBISHED COMMON AREAS AND SHOW SUITE

Saxon House is a quality, three-storey office building, situated on Staffordshire Technology Park, an established 44 acre business park, with excellent access to the M6 motorway.

LOCATION

Staffordshire Technology Park lies 3 miles north east of Stafford Town Centre with direct access via the A513 Beaconside Road to Junction 14 M6 3 miles away.

Stafford is located on the West Coast mainline providing regular direct services to Birmingham, Manchester and London.

Local facilities include: Costa Drive Thru, KFC and The Knot and Plough pub (Weston Road) together with all the amenities of Stafford town centre which is only 10 minutes away.

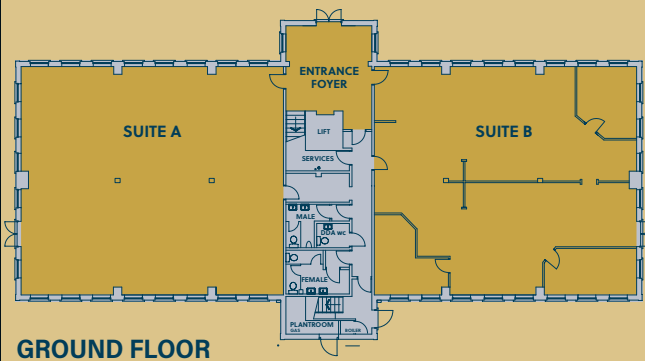
Adjacent occupiers include: NFU Mutual, Halfords Fleet Services, AB energy, Lawton Bradford Accountants, Medacs Healthcare and Meridian Consult.

ACCOMMODATION

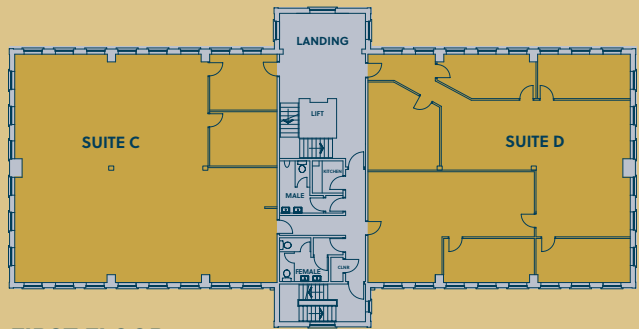
FLOOR	SQ FT	SQ M
Ground	2,399 – 4,799	(222.9 – 445.8)
First	2,399 – 4,799	(222.9 – 445.8)
2nd floor	953 – 1,905	(88.5 – 177)
Total	11,503	(1,069)

Available on a suite by suite basis or as a whole.

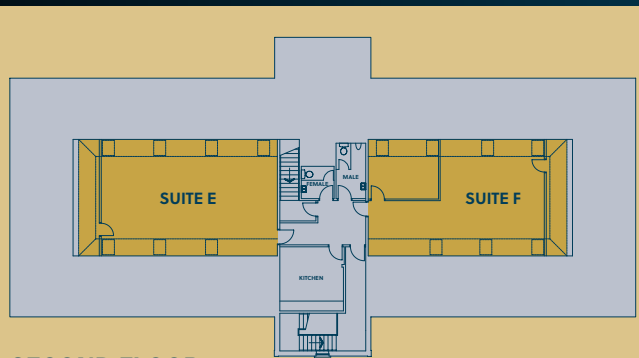




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATION

The offices benefit from the following specification:

-  Raised floors
-  Central heating
-  Suspended ceilings
-  Recessed LED lighting
-  Window blinds
-  Passenger lift
-  Ladies, Gents and disabled WCs
-  On site car parking provision (1:177 sq ft)

CAR PARKING

There are 65 designated, on site car parking spaces for the whole building.

LEASE

A new lease is available on flexible terms.

RENT

Available upon request.

SERVICES

The property has mains drainage, electricity, water and gas.

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

Tenant to be responsible for the payment of business rates.

EPC

EPC rating of C.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.



DISTANCES

Stafford Town Centre	3 miles
Junction 14 M6	3 miles
Stoke on Trent	19 miles
Birmingham	34 miles
Birmingham Airport	44 miles
Manchester Airport	53 miles
Manchester	53 miles

SAT. NAV. ST18 0AR

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VIEWINGS

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