

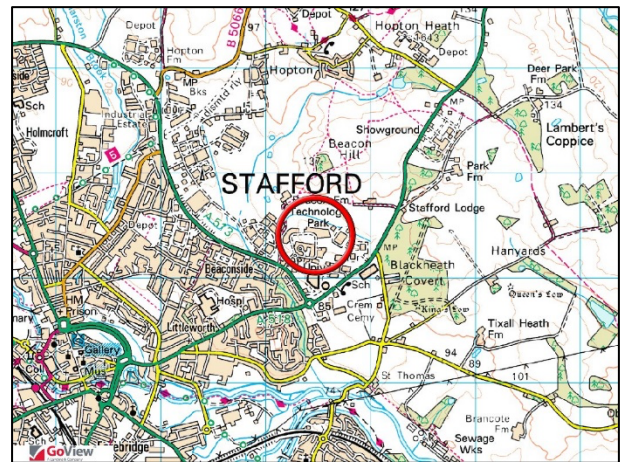
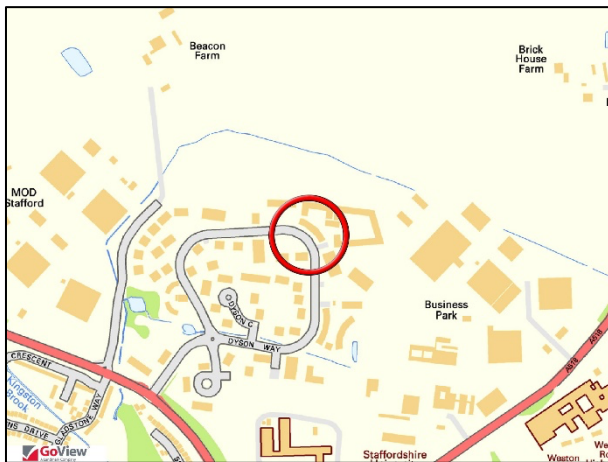


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Office Headquarters
To Let
in
Stafford**



- **Wolseley House, Wolseley Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0GA**
- **9,860 sq.ft. (916.00 sq.m.)**
- **Carpeting and suspended ceilings with recessed lighting fitted**
- **Dado trunking**
- **Extensive car parking**
- **Immediate availability**
- **Air-conditioned**
- **Immediate availability**
- **Two miles from Junction 14, M6 Motorway**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

Wolseley House is prominently situated on the Staffordshire Technology Park fronting Dyson Way, the main estate road, approximately one mile north-east from Stafford town centre and linked to Junction 14 of the M6 Motorway about two miles distant via the Beaconside 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.

DESCRIPTION

Wolseley Court 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).

Wolseley House is situated at the entrance to the development and is of single and three-storey steel framed panel clad construction with extensive glazing providing office accommodation at ground, first and second floor levels with lift access through a central lobby. The space was originally open plan in format but has been subsequently extensively partitioned with features including carpeting, suspended ceilings with recessed lighting and dado power, telecom and data trunking.

The availability of the space is likely to be of particular interest to prospective tenants who require an attractive distinctive headquarters building 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	SQ.FT.	SQ.M.
GROUND	Entrance lobby, lift, WC facilities and partitioned offices	6,957	646.32
FIRST	Partitioned offices with WC facilities	1,453	134.98
SECOND	Partitioned offices with WC facilities	1,450	134.70
TOTAL NET FLOOR AREA		9,860	916.00
EXTERNAL surfaced forecourt and side car parking areas. Landscape features.			

SERVICES

Mains water, electricity and drainage are connected. The site has CCTV coverage. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £78,000 from April 2023. 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 66 within Band C. A full certificate with recommendations will be provided on request.

TERMS

Wolseley House is available on a new full repairing and insuring lease for a term to be agreed at a rental of £69,000 per annum exclusive of rates. A service charge is payable in addition to the rental. 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 lease and counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Millar Sandy's Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3932

19.01.2024