



**Prestige
Conveniently Located
Office Suite
To Let
in Stafford**



- **Suite 3, First Floor, The Limes, 120 Newport Road, Stafford, Staffordshire, ST16 1BY**
- **1,250 - 5,945 sq.ft. (116.12 - 552.29 sq.m.)**
- **Suspended ceilings and carpeting fitted**
- **Comfort cooling and central heating**
- **Lift access**
- **Raised access floors**
- **Three miles from Junction 14, M6 Motorway**
- **Close to Stafford Station and town centre**
- **Generous on-site car parking**
- **Early availability**

LOCATION

The property is situated on the north side of the A518 Newport Road between its junctions with Castlefields and Kingsway, about half a mile from Stafford town centre. Kingsway links the A518 with the A34 and A5013 via which Junction 14 of the M6 motorway is accessed about three miles distant. Stafford also benefits from its rail connection links providing intercity services throughout the national network with the town's station within a few minutes' walking distance.

DESCRIPTION

The Limes is a modern styled office block of two-storey brick and tile construction and forms part of The Hollies complex made up of four individual buildings occupied as offices, a vet's practice and a gymnasium on a landscaped site with extensive car parking.

The first floor suite at The Limes is now available and provides open-plan and partitioned office areas serviced by a passenger lift and staircase accessed through a shared entrance lobby. The accommodation includes staff and toilet facilities on the ground floor used in common with the occupiers of the two other suites on that level.

Features include a raised access floor, three compartment trunking to floor boxes, suspended ceilings with recessed lighting, comfort cooling and central heating.

The availability of the premises provides an ideal opportunity for a potential user to acquire an administration centre in a convenient location with the benefit of generous on-site car parking.

As an alternative, the landlord will look at the division of the suite to provide up to three smaller areas of 1,250 sq.ft. (116.12 sq.m.), 2,500 sq.ft. (232.25 sq.m.) and 3,000 sq.ft. (278.70 sq.m.) with the option of larger combinations thereof.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby leading to lift and stairs, male and female/disabled toilets and kitchen facility	-	-
FIRST	Open-plan office with two partitioned rooms.	5,945	552.29
	TOTAL NET FLOOR AREA	5,945	552.29

EXTERNAL surfaced car parking with access and egress to and from Newport Road via a one-way system. Landscaped areas.

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired boiler with additional comfort cooling fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £63,500 reducing to £58,000 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 for this property indicates an asset rating of 82 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The suites are available on an internal repairing lease for a term to be agreed at rentals based on £10.00 a sq.ft. per annum exclusive. A service charge applies in respect of the common areas and covers the cost incurred in respect of the maintenance of the external parts of the building, repairs, cleaning, lift, security, waste collection, water and sewerage charges, management, buildings insurance, health and safety oversight and fire alarm testing. The cost of energy consumption is to be apportioned as a separately calculated Energy Charge. 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 the 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

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