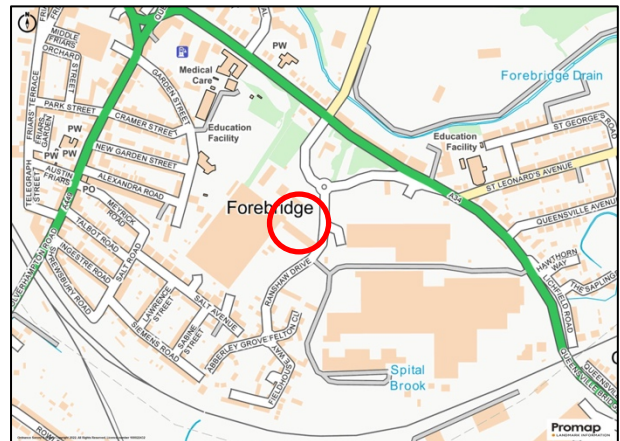
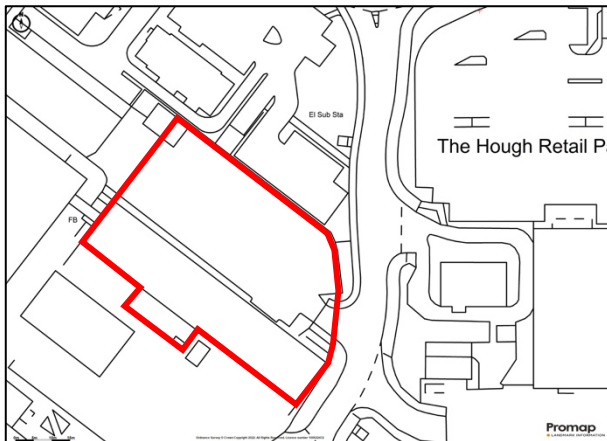




**Prominently Situated  
Office Building  
with Redevelopment Potential  
For Sale  
in Stafford**



- **The Administration Building, Lichfield Road, Stafford, Staffordshire, ST17 4UQ**
- **34,305 sq.ft. (3,187 sq.m.)**
- **Total site area - 0.78 acres (0.32 hectares)**
- **Car parking for 75 vehicles**
- **Lift access to each floor**
- **Adjacent to the Hough Retail Park**
- **Stafford town centre about one mile distant**
- **Potential redevelopment opportunity**

## LOCATION

The property is prominently situated just off the south side of A34 Lichfield Road approximately one mile south from Stafford town centre and lies adjacent to The Hough Retail Park occupied by various nationally known retailers including **B&Q, ARGOS, BENSONS FOR BEDS** and **HOME BARGAINS** with **KFC** and **STARBUCKS** also represented nearby. The M6 motorway, with connecting junctions to the north and south of the town, provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

## DESCRIPTION

The property comprises a substantial four-storey building of flat-roofed brick construction and provides a mix of open-plan and partitioned office accommodation on the four floors with access through a ground floor reception area with lifts providing additional links to the upper levels.

The accommodation has suspended ceilings with recessed lighting in various areas, male and female toilet facilities on each level and heated throughout by a gas-fired system.

Previously occupied by a multi-national company, the property is now surplus to operational requirements and its availability offers an ideal opportunity for a company with a headquarters requirement to acquire premises in a highly prominent fringe of town centre position with good access for the general public.

The building is also likely to be of interest to developers specialising in the conversion of this type of property to provide residential units or, alternatively, those interested in the possibility of purchase for demolition and redevelopment of the cleared site for commercial purposes.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Reception area and open-plan and partitioned offices.	9,525	885
FIRST	Open-plan and partitioned offices.	7,815	726
SECOND	Open-plan and partitioned offices.	8,675	806
THIRD	Open-plan and partitioned offices.	8,290	770
<b>TOTAL NET FLOOR AREA</b>		<b>34,305</b>	<b>3,187</b>
EXTERNAL secure car parking area surfaced in tarmacadam, enclosed with palisade fencing and providing 75 spaces in total with access over a service road.			

## SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired boiler but the latter will need to be replaced..

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is currently assessed with the industrial complex at the rear but extracting the relevant parts from the assessment suggests a rateable value of approximately £80,000. This calculation has 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 its accuracy.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 104 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£750,000** are invited for the benefit of the freehold interest in the property. VAT is applicable on the purchase price in this instance.

## 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 Agents' Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3903**

01.03.2022