

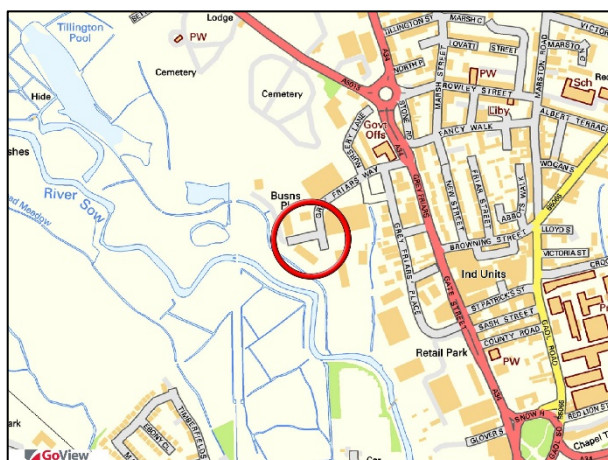
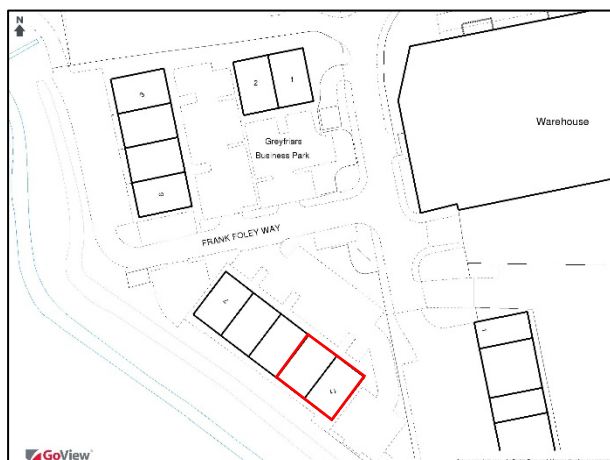


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Ground and First Floor
Office Suites
To Let
Separately or Combined
in
Stafford**



- **Units Nos. 10a-11a and 10b-11b, Greyfriars Business Park, Frank Foley Way, Greyfriars, Stafford, Staffordshire, ST16 2ST**
- **2,200 - 4,562 sq.ft. (204.38 - 423.80 sq.m.)**
- **On-site car parking**
- **Centrally heated and DDA compliant WC facilities**
- **Well-established office park**
- **One mile from Stafford Town Centre**
- **Junction 14, M6 Motorway, two miles distant**
- **Neighbouring tenants include the Driving Standards Agency, NHS and Enovert**
- **Other suites also available**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The Greyfriars Business Park is situated on the west side of Greyfriars Place about one mile north from the town centre and close to its junctions with the A34 and A5013 leading directly to Junction 14 of the M6 Motorway, about two miles distant. The M6 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.

DESCRIPTION

The Greyfriars Business Park is a development of two-storey pavilion-style office buildings of brick and tile construction arranged in three terraces with forecourt parking and provides a total of eleven units let in suites with tenants including the Driving Standards Agency and the NHS.

The units comprise ground and first floor largely open-plan suites with some partitioned areas with fitted features including suspended ceilings with recessed Category II compliant lighting, gas-fired central heating, carpeting, refreshment points and fire and burglar alarm systems.

The availability of the suites, which can be let separately or combined, provides an ideal opportunity for potential users to acquire flexible, cost effective and practical working space on a prestige development enjoying excellent road transport links.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Open plan office with partitioned rooms, fitted kitchenette and male and female WC facilities.	2,200	204.38
FIRST	Open plan office with partitioned rooms and fitted kitchenette with WC facility on the ground floor.	2,362	219.42
TOTAL NET FLOOR AREA		4,562	243.80
EXTERNAL car parking areas with block paved surfacing providing about fourteen spaces with landscape features.			

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by gas-fired boilers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. From April 2023, the ground floor suite is assessed at £20,000 with the first floor accommodation at £21,000. 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 Certificates issued for these premises indicate Asset Ratings of 82 within Band D in respect of the ground floor accommodation and 69 within Band C in relation to the first floor space, the latter being subject to reassessment. Full certificates with recommendations will be provided on request.

TERMS

The suites are available on new full repairing leases for terms to be agreed at rentals based on £12.50 a sq.ft. per annum exclusive of rate to be subject to upward only reviews at five yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the occupiers. A service charge is applicable to cover the cost of the maintenance and repair of the common areas. VAT is applicable in this instance.

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 Agents' Stafford Offices or through the joint agents, Louis Taylor on 01782 260222.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4198

04.03.2023