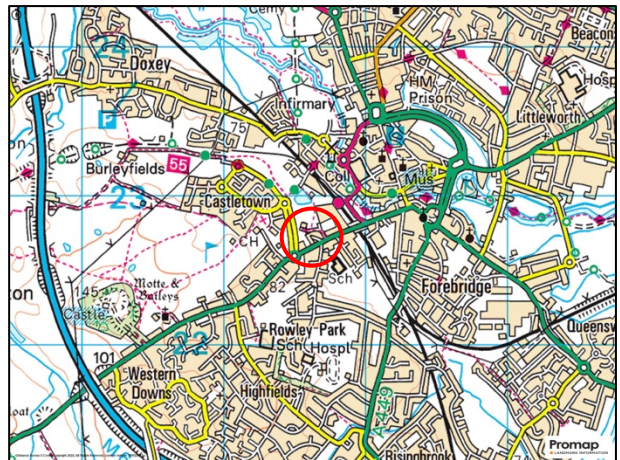
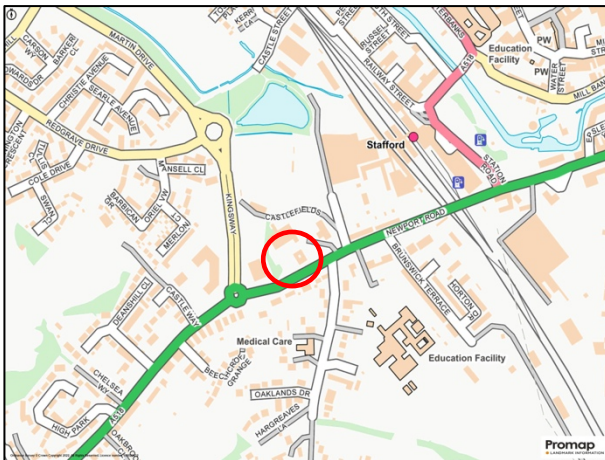




**Prominently Situated  
Offices  
To Let  
in  
Stafford**



- **First Floor, The Whitehouse, No. 120 Newport Road, Stafford, Staffordshire, ST16 1BY**
- **2,450 sq.ft. (227.60 sq.m.)**
- **Prominently situated**
- **Self-contained**
- **Three miles from Junction 14, M6 Motorway**
- **Close to Stafford Main-line Station and town centre**
- **Generous on-site car parking**
- **Centrally-heated**
- **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 Whitehouse is an attractive prominently situated two-storey office building of brick and tile construction and forms part of The Hollies complex made up of four individual separately let buildings used as offices and a gymnasium on a landscaped site with extensive car parking.

The ground floor is occupied as a veterinary practice with a separate self-contained first floor suite now available. This is centrally-heated, has carpets and blinds fitted and provides a number of cellular offices accessed through an entrance lobby with the accommodation including full staff and toilet facilities.

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.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby leading to toilets and a kitchen facility	70	6.50
FIRST	Eight offices, meeting room, staffroom and toilet.	2,380	221.10
<b>TOTAL NET FLOOR AREA</b>		<b>2,450</b>	<b>227.60</b>
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 two Redring Powerstream Ascari electric boilers.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £19,250 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 103 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new internal repairing underlease for a term to be agreed at a rental of £14,500 per annum exclusive. The head landlord insures the property and recharges the tenant the cost thereof. 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 underlease and the counterpart underlease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the agent's Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4204**

10.03.2023