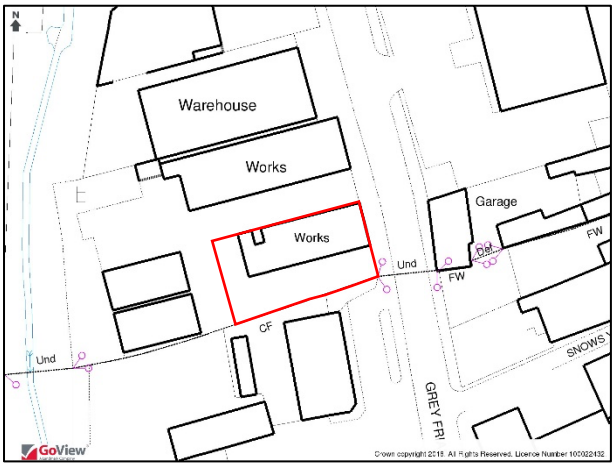
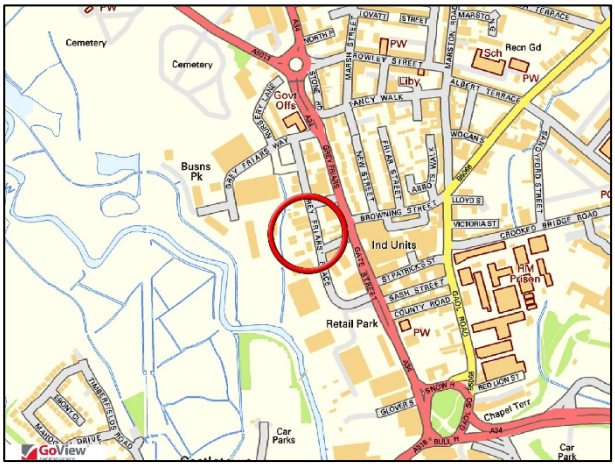
BY INSTRUCTIONS OF GODWIN PROPERTIES LIMITED

Office/Commercial Premises with Car Parking To Let at Greyfriars Stafford









- **Grey Friars Offices, Greyfriars Place, Stafford, Staffordshire, ST16 2SD**

- **1,100 sq.ft. (102.19 sq.m.)**
- **Car parking**
- **Good access to Junction 14 of M6 Motorway**
- **Convenient for town centre**
- **Competitive lease terms**
- **Suitable for a variety of commercial uses subject to planning consent**
- **Rates free to qualifying tenants**

LOCATION
The property is situated on the west side of Greyfriars Place just off the A34 trunk road, about half a mile north from Stafford town centre and in a mixed business area characterised by out-of-town retailing. Junction 14 of the M6 Motorway is about one and a half miles distant and 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 detached office building of single-storey flat-roofed brick construction accommodating several cellular offices with welfare facilities.

The premises are likely to be of particular interest to office or other commercial users requiring conveniently located out of town space with good road communication links and a generous parking provision.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Offices, canteen and male and female WC facilities.	1,100	102.19
	TOTAL GROSS FLOOR AREA	**1,100**	**102.19**
EXTERNAL car parking area surfaced in tarmacadam with security gated vehicular access from Greyfriars Place.			

SERVICES
Mains water and electricity are available.

ASSESSMENTS
The local authority for rating purposes is Stafford Borough Council. The premises currently form part of a larger assessment with a rateable value of £15,000 and will need to be reassessed for rating purposes. Notwithstanding that, no uniform business rates are anticipated being payable subject to tenant qualification. 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 any commitment that relies on their accuracy.

EPC
The Energy Performance Certificate for this property has been assessed with an Energy Rating of 74 within Band C. A full certificate with recommendations will be provided on request.

TERMS
The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,000** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the appropriate cost thereof. VAT is not 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.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3973
30.10.2026

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