

A.J. Phillips

Chartered Surveyors Commercial and Professional Property Services

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Unit 2 First Floor Greyfriars Business Park Greyfriars, Stafford ST16 2ST

Modern Good Quality Office Premises
To Let on New Lease



Available Space 1,250 sq.ft * Excellent Specification
Close to Town Centre Location * On Site Car Parking
Business Park Tenants include: Driving Standards Agency,
Environment Agency, NFU and others

GUIDE RENT: £15,625 p.a.



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Unit 2 First Floor, Greyfriars Business Park, Greyfriars, Stafford ST16 2ST

Location

The premises are located on an established business park close to Stafford Town Centre adjoining a Site of Special Scientific Interest with walkways and which provides a pleasant environment so close to the urban area.

Road & Rail Links

Junction 14 of M6 is within a few minutes drive and Stafford intercity rail connection is also within close proximity. London Euston approx 1 hr 35 mins, Birmingham New Street / NEC / International 30 to 35 mins, and Manchester Piccadilly approx 50 mins.

Description

Business Park with two storey pavilion style offices with appropriate car parking allocation.

Specification

- Gas fired central heating
- Facilities for the disabled
- Integral male and female WCs
- Fitted kitchen
- Ground floor shower facility and DDA-compliant WC
- Double glazing
- Trunking for computer/security/services
- Appropriate lighting for use with modern computer systems



Services & Heating

All mains services are connected. The offices are centrally heated by way of individual gas fired boiler and radiators.

Building Insurance

The Landlord is responsible for insurance of the whole building and this is to be apportioned to each tenant.

Rating Data

Rating Authority: Stafford Borough Council, Tel: (01785) 619 282
Description: Offices & Premises
Rateable Value: £12,750.00 (from April 2005)
Rates Payable: £6,183.75* (2009/2010)

* Data from www.businesslink.gov.uk. Rates Payable based on a multiplier of 48.5p.

Lease Terms

Available on a new lease with terms to be agreed.

Service Charge

A service charge will be levied in respect of common areas, present level is 85 pence per square foot per annum.

VAT

VAT is payable on the rent and service charge.

Energy Performance Certificate

Available on request.

Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk.

Details of similar properties are available online at:

