

A.J. Phillips

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Suite 3, 7 & 8 Mill Street, Stafford, ST16 2AJ

Town Centre Office Premises To Let



Second Floor Cellular Office Space
Approximately 784 sq.ft / 72.8 m²
Centrally Heated * Rear Car Access from Mill Bank
Pedestrian Access from Mill Street

RENT GUIDE
£4,500 per annum / £87 per week



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**Suite 3,
7 & 8 Mill Street, Stafford, ST16 2AJ**

Situation & Description

Suite 3 comprises four cellular offices at the rear of the second floor of a three storey building which was substantially reconstructed in the early 1970s to provide a combination of open plan and cellular space. Suite 3 is part of a three suite complex which shares communal kitchen and WC facilities on the first floor. Entrance to the suite comes from a shared door way fronting Mill Street.

The location is town centre with civic office located close by just off Greengate Street within the core centre of the retail and business area of the county town.

Road & Rail Links

The premises are located within a few minutes walk of the Railway Station with intercity links to London Euston about 1 hour 50 minutes & Birmingham New Street and International about 35/40 minutes respectively. Junctions 13 & 14 of M6 are within 15 minutes & M6 Toll about 15 miles to the South.

Suite 3 Second Floor

Meeting Room	5.39 m x 3.30 m	17.78 m ²	191 sq.ft
Office 9	4.88 m x 3.31 m		
	Net Area	14.72 m ²	158 sq.ft
Office 10	5.99 m x 3.38 m		
	Plus 2.32 m x 1.16 m	22.93 m ²	247 sq.ft
Office 11	4.34 m x 3.37 m		
	Plus 2.39 m x 1.20 m	17.48 m ²	188 sq.ft
	Totals	72.91 m ²	784 sq.ft

Externally: Rear vehicular access and limited car parking spaces.

Rating Data

Rating Authority : Stafford Borough Council, Tel: 01785 619282
Description: Offices and Premises
Rateable Value: £4,650
Rates Payable: £2,255.25 (2009/2010) *

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

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.

Similar properties can be viewed online at: www.ajphillips.co.uk