

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

14/15 Mill Street, Stafford ST16 2AJ  
Tel: 01785 25 45 45 · Fax: 01785 25 56 05  
E-mail: [commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk)  
Web: [www.ajphillips.co.uk](http://www.ajphillips.co.uk)

## South Wing Offices, Jen Shoes, Newport Road, Stafford, ST16 1BF

Self Contained Ground Floor Purpose Built Offices  
On Site Car Parking  
Less Than Half A Mile From Stafford Train Station



Approximately 3,257 sq.ft / 302.69 m<sup>2</sup> Up To 3,816 sq.ft / 354.65 m<sup>2</sup>  
To Let on a New Lease  
*Eleven* on Site Car Parking Spaces

## RENT GUIDE ON APPLICATION



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## Offices at Castlefields, Newport Road, Stafford, ST16 1BF

### The Premises

The property comprises a single storey, purpose built, office building with on site car parking space located off the Newport Road at Castlefields, Stafford approximately half a mile west of the centre of town off the A518 Stafford to Newport Road.

The premises comprise part of the Jen Shoes company building and offer an excellent opportunity for companies wishing to expand or relocate to accessible ground floor premises with car parking.

### Description

The premises comprise a combination of open plan and some cellular space with Reception area from the ground floor entrance.

### Accommodation

(All dimensions and areas referred to in these particulars are approximate).

Description		sq.ft	m <sup>2</sup>
Shared Entrance	-	-	-
Corridor	1.22 x 40.23	523.00	49.08
Reception	3.79 x 5.30	216.00	20.08
General Office	17.80 x 7.60	1,456.00	135.28
Computer Room	3.72 x 7.57	303.00	28.16
Print Room	4.32 x 7.62	354.00	32.91
Male & Female WC's	7.62 x 4.88	400.00	37.18
Total Area		3,257.00	302.69
<u>Optional</u>			
Warehouse Office	5.78 x 8.99	559.00	51.96
<b>Total Net Area</b>		<b>3,816.00</b>	<b>354.65</b>

### The Lease and Rent

The property is available to let on a new lease, with terms to be agreed.

### Heating, Water and Site Maintenance Charges

Gas central heating and water service charge of £5,010 or £5,870 for the larger take. Plus site maintenance charge of £930 or £1,090 for the larger take.

### Legal Costs

Incoming tenant to be responsible for the legal costs of the transaction.

### Business Rates

To be apportioned, please ask agent for details.

### Energy Performance Certificate

Has been requested.

### Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail [commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk).