

A.J. Phillips

**Chartered Surveyors
Commercial and Professional Property Services**

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Britannia House 6-7 Eastgate Street, Stafford ST16 2NQ

Ground Floor, First Floor and Second Floor
Town Centre Offices with Parking
Potential for Alternative Use Subject to Consent



Suites Available from 2,000 sq.ft – 11,500 sq.ft

Central Heating * On site car parking * Close to Town Centre

INCENTIVES AVAILABLE

GUIDE RENT: £8.00 per sq.ft



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Britannia House, 6-7 Eastgate Street, Stafford ST16 2NQ

Situation and Location

Located within the centre of the County Town of Stafford within the core business and retail area of the town. The building is situated opposite the Staffordshire County Council Buildings and Gatehouse Theatre complex with restaurant and function suites. Close by is the new mixed use Tipping Street development due to be completed in Spring 2011 due to offer pre let office accommodation for Staffordshire County Council and provide new retail facilities to the town.



Road & Rail Links

Include Junctions 13 and 14 of M6 and the M6 Toll road lies about 15 miles to the south. Intercity rail links are along the West Coast Route with journey times from Stafford to Euston approximately 1hr 25 minutes, Birmingham New Street and Birmingham International about 35 / 40 minutes, and Manchester Piccadilly approximately 50 minutes.

Description

Britannia House comprises an office building on four floors of approximately 16,000 sq. ft. Primary access from Eastgate Street is via a shared DDA compliant entrance. The ground floor suite also benefits from a separate exclusive access. The secondary access is from North Walls with large public pay and display car parks, and inclusive to this property is a private enclosed car park with covered cycle rack and rear pedestrian access. The building has the benefit of a passenger lift to all floors.



Accommodation

Ground Floor: 380.89 m² / 4,100 sq ft
First Floor: 303.78 m² / 3,270 sq ft
Second Floor: 385.07 m² / 4,145 sq ft

Terms

The accommodation is available to let on a new lease on terms to be agreed.

Rent

The asking rent is based on £8.00 per sq.ft.

Service Charge

The service charge for this property includes gas central heating and window cleaning and equates to £2.57 per sq.ft.



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VAT

All prices, premiums and rents etc are quoted exclusive of but may be liable to VAT at the prevailing rate.

Business Rates

Please contact Stafford Borough Council, Tel: (01785) 619282.

Costs

Each party is to be responsible for their own legal costs and all other costs incurred in this transaction.

Planning

The property has multiple potential alternative uses which could include: retail, showroom, leisure, café, restaurant, place of worship, exhibition hall, day nursery / crèche, dentist, funeral directors, training centre etc. This list is not exhaustive and all alternative uses for the building will be subject to a Change of Use Planning Application. Planning enquiries should be made through Stafford Borough Council Planning Department (01785) 619 337.

Energy Performance Certificate

Available on request.

Viewing

By appointment through joint agents A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk and Butters John Bee, Head Office, telephone 01782 211260 or e-mail headoffice@bjbmail.com.



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