

A.J. Phillips

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6 Hargreaves Court Staffordshire Technology Park Stafford ST18 0WN

Modern Semi-Detached Office Building
Available To Let on New Lease / May Sell



Approximately 229.83 m² / 2,474 sq. ft. over Two Floors
10 On Site Car Parking Spaces * Excellent Specification

RENT GUIDE: £25,000 p.a.
PRICE GUIDE: £325,000



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6 Hargreaves Court, Staffordshire Technology Park, Stafford ST18 0WN

Location

Staffordshire Technology Park is located off A518 and approximately 2 miles north east of the centre of the County town of Stafford where full local amenities are available. Junction 14 of M6 is approximately 3 miles to the west. M6 Toll about 12 miles to the south.

Stafford also benefits from an intercity rail connection with London Euston approximately 1 hour 25 mins, Birmingham New Street / NEC / International 30 to 35 mins and Manchester Piccadilly approximately 50 mins.

Description

The space comprises a modern semi-detached office building offering the following specification:

- Suspended ceiling
- Raised access floors
- Double glazed
- Air conditioning
- Recessed lighting
- Disabled, male and female WCs
- Kitchen facilities
- On site car parking for 10 cars
- Recently redecorated



Tenure, Rent & Price

Available on a new lease for a period to be agreed at a rent of £25,000 per annum or alternatively the freehold is available for £325,000 with vacant possession on completion.

Service Charge

A service charge is levied for the upkeep of the Technology Park.

Rating Data

Rating Authority: Stafford Borough Council (Tel: 01785 619 282)
Description: Offices & Premises
Rateable Value: £26,250
Rates Payable: £11,366.25* (2011/2012)

* Data from www.businesslink.gov.uk. Rates Payable based on a multiplier of 43.3p.

VAT

VAT is payable on the rent, purchase price and service charge.

EPC

Available upon request.

Legal Costs

The ingoing tenant to be responsible for the Landlord's reasonable legal costs.

Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk or through joint agents, Louis Taylor Commercial 01782 260222.



Details of similar properties are available online at:
www.ajphillips.co.uk