

A.J. Phillips

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15 Parker Court Staffordshire Technology Park Stafford ST18 0WN

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



Approximately 487.7 m² / 5,250 sq. ft. over Two Floors
21 On Site Car Parking Spaces * Excellent Specification

RENT GUIDE: £10 p.sq.ft
GUIDE PRICE REDUCED TO: £475,000



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15 Parker 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 detached office building offering the following specification:

- Suspended ceiling
- Raised access floors
- Open plan
- Double glazed
- Air conditioning
- Category II lighting
- Disabled, male and female WCs
- DDA compliant
- Service lift
- On site car parking for 21 cars



Tenure, Rent & Price

Available on a new lease for a period to be agreed at a rent of £10 p.sq.ft per annum or alternatively the virtual freehold is available. The guide price is £475,000.

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: £64,000
Rates Payable: £31,040* (2009/2010)

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

VAT

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

EPC

Available upon request.

Legal Costs

Each party to be responsible for their own 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, King Sturge LLP, on 0121 214 9938 or email vicki.burnett@kingsturge.com.

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