

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

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## Unit 1 First Floor, Greyfriars Business Park, Greyfriars, Stafford ST16 2RF

Modern Good Quality Office Premises To Let



Available Space 125.69 m<sup>2</sup> / 1353 sq.ft \* Excellent Specification  
Close to Town Centre Location \* Ample Car Parking

Business Park Tenants include: Driving Standards Agency, NHS,  
Environment Agency, Cory Environmental, Koch Chemical Technology  
Group Ltd, NFU and others

**RENT GUIDE: £12 per sq.ft**



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## Unit 1 First Floor, Greyfriars Business Park, Greyfriars, Stafford ST16 2RF

### Location

The premises are located close to Stafford Town Centre adjoining a Site of Special Scientific Interest with walkways and which provides a pleasant environment so close to the urban area.

### Road & Rail Links

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

Business Park with two storey pavilion style offices with appropriate car parking allocation.

### Specification

- Gas fired central heating
- Open Plan
- Integral male and female WCs
- Fitted kitchen
- Ground floor shower facility
- DDA compliant WC
- Double glazed
- On site parking for 5 cars



### Services & Heating

All mains services are connected. The office are centrally heated by way of individual gas fired boiler and radiators.

### Building Insurance

The Landlord is responsible for insurance of the whole building and this is to be apportioned to each tenant.

### Rating Data

Rating Authority: Stafford Borough Council, Tel: (01785) 619282  
Description: Offices & Premises  
Rateable Value: £13,750.00 (estimated)  
Rates Payable: £6,668.75\* (2009/2010)

\* Data from [www.businesslink.gov.uk](http://www.businesslink.gov.uk). Rates Payable based on a multiplier of 48.5p.

### Lease Terms

Available on a new lease with terms to be agreed.

### Service Charge

A service charge will be levied in respect of common areas, present level is 85 pence per square foot per annum.

### EPC

Has been requested.

### VAT

VAT is payable on the rent and service charge.

### VIEWING

Strictly by appointment through A J Phillips, Stafford office, telephone 01785 25 45 45 or e-mail [commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk).