

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
Web: www.ajphillips.co.uk

Sugnal Business Centre, Eccleshall, Staffordshire ST21 6NF

Rural Office Suites Available To Let



Prestigious Office Accommodation
Peaceful, Rural Setting
Office Suites Available To Let from 275 sq.ft
2 Miles from Eccleshall Town Centre
Good Links with M6 Motorway

REALISTIC RENTS



NOTICE: A.J. Phillips for himself and for the Vendors or Lessors of this property whose agents they are, give notice that these particulars do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of A.J. Phillips or the Vendors or Lessors. None of the statements form representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendors or Lessors do not make or give, neither A.J. Phillips or any other person in his employment, any authority to make or give any representation or warranty whatsoever in relation to this property. **V.A.T.** Please note that prices or rents quoted are exclusive of V.A.T. where applicable.

Sugnall Business Centre, Eccleshall, Staffordshire ST21 0NF

Location

Sugnall Business Centre is located approximately 2 miles west of Eccleshall and 7 miles from Stafford and M6 southbound and 11 miles from M6 northbound.

Situation

The property is situated adjacent to the crossroads in the hamlet of Sugnall. The historic and attractive complex is converted to a high standard of workmanship throughout the individual office suites. The Centre is winner of the Council for the Protection of Rural England Environmental Conservation Award for 1999.

Description

The Business Centre has been created from the development of redundant agricultural buildings. The buildings are set in attractive grounds with lawns, pavia and gravel walkways. A pond sits at the front of the development. The scheme also includes tea rooms, which provides for those working at the Business Centre or visiting the Garden Centre. There is unlimited car parking.

Accommodation

	Area	Rent p.a.	
Unit 1B	320 sq.ft / 29.72 m ²	£3,840	AVAILABLE 6/1/2012
Unit 6	385 sq.ft / 35.76 m ²	£4,620	AVAILABLE NOW
Unit 14	585 sq.ft / 54.34 m ²	£7,020	AVAILABLE NOW

Services

Mains water, electricity, and drainage.

Terms

New lease. 6 years, 3 year break.

Service Charge

A service charge of £2 per square foot is levied for grounds maintenance, cleaning, external lighting etc.

Rating Data

Rating Authority: Stafford Borough Council (01785) 619 282.

VAT

All prices quoted are subject to VAT, where applicable.

Energy Performance Certificate

Available on request.

Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk.

Similar properties can be found online at
www.ajphillips.co.uk