

OFFICE ACCOMMODATION TO LET / MAY SELL



UNIT B UNIVERSITY COURT, STAFFORDSHIRE TECHNOLOGY PARK, STAFFORD, ST18 0AR

LOCATION

University Court forms part of Staffordshire Technology Park at Beaconside, Stafford, one mile to the north-east of Stafford town centre and one mile from Junction 14 of the M6 motorway. Staffordshire Technology Park is Stafford's principal business park and is home to a number of major occupiers.

DESCRIPTION

This purpose-built modern office building is well located on Staffordshire Technology Park, Stafford's prime business location. Surrounded by allocated car parking for 20 vehicles. The accommodation available at ground floor benefits from LED lighting and gas fired central heating.

ACCOMMODATION

Office space is available at ground floor with additional storage located at part 2nd floor.

| Ground Floor | | |
|-------------------|------------------|------------------|
| Office 1 | 1,390sqft | 129.16sqm |
| Office 2 | 1,313sqft | 122.06sqm |
| Part Second Floor | 179sqft | 15.8sqm |
| Total | 2,882sqft | 267.75sqm |

LEASE

The property is available to let on a new lease for a period of years and on terms to be agreed.

RATES

To be reassessed

SERVICE CHARGE

Dependent on whether accommodation is taken as a whole or in part there may be a service charge applicable to cover the cost of common services payable by tenants in occupation. To be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

On request

VIEWING

All enquires should be via joint agents, Dresler Smith or Louis Taylor. For further information or to make arrangements to view, please contact:

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler

davidd@dreslersmith.co.uk

Louis Taylor (Tel: 01785339922)

Contact: Ian Cotterill

ian.cotterill@louis-taylor.co.uk



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