



# ACTON COURT

STAFFORD

**FOR SALE**

Acton Court | Acton Gate | Stafford | ST18 9AP

**16,260 sq ft (1,510 sq m)**





M6 Motorway

Public House

Holiday Inn

The Range Distribution Centre

McDonald's Drive-Thru

A449



## Location

The property occupies a highly visible and prominent location on a modern mixed-use commercial/leisure park immediately adjacent to Junction 13 of the busy M6 motorway and approximately 3 miles from Stafford Town Centre. Neighbouring occupiers include The Range distribution centre, McDonalds Drive Thru and Holiday Inn Express Hotel.

Stafford is the county town and administrative centre of Staffordshire, being strategically located with excellent road communication by virtue of its proximity to the M6 motorway, with J13 being immediately adjacent to the business park and connecting to the wider national motorway network.

The town supports a number of major employers including; Housing Plus Group, Staffordshire University and Staffordshire Police and has a main-line railway station with regular direct services to Birmingham New Street and London Euston.

## Travel Distances

### Motorways

M6 Junction 13 – ¼ Mile  
 M6 Junction 14 – 5 Miles  
 M6 Toll – 7 Miles

### Cities

Stoke on Trent – 21 Miles  
 Birmingham – 25 Miles  
 Manchester – 61 Miles

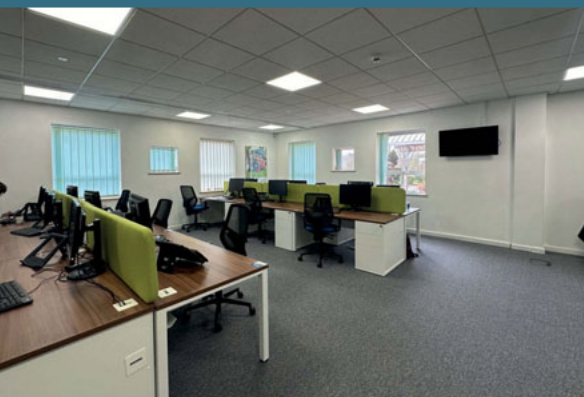
### Airports

Birmingham International Airport – 35 Miles  
 East Midlands Airport – 50 Miles  
 Manchester Airport – 54 Miles

### Train Station

Stafford – 3 Miles  
 Birmingham New Street – 26 Miles  
 Crewe – 31 Miles

# High Specification Modern Offices in established Business/Leisure Park Location



## Description

Acton Court comprises a substantial headquarter office building extending in total to approximately 16,260 sqft (1,510.62 sqm) combining an impressive frontage and refurbished office accommodation with extensive car parking facilities including EV charging points. The building is part 3-storey and part 2-storey and has been designed to provide a mix of open-plan and cellular offices, with a modern central reception, staircase and lift to the upper floors.

The sale also includes 1.04 acres parcel of land to the front of the site which offers potential for further development opportunities taking advantage of the prominent frontage to the A449.

## Key Features



Raised Flooring  
with Cat5 Underfloor  
Data Connections



8 Person  
Passenger  
Lift



Gas Fired Radiator  
and Combined  
Heating/Cooling  
Systems



100 Onsite Parking  
Spaces (1:163 sqft)  
including 8 EV  
Charging Points



Excellent  
Natural Light



Prime location  
adjacent to J13 of  
the M6 Motorway



# Accommodation

Floor	SQFT	SQM
Ground Floor	7,452	692.33
First Floor	7,261	674.53
Second Floor	1,547	143.76
<b>Total Net Internal Floor Area</b>	<b>16,260</b>	<b>1,510.62</b>

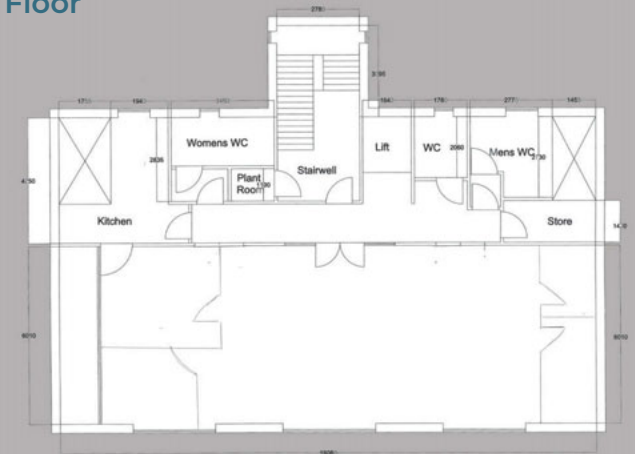
## Ground Floor



## First Floor



## Second Floor



## Services

It is understood that all mains services are connected/available.

Interested parties are advised to make their own enquiries with the relevant utility companies.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Office and Premises

Rateable Value – £239,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Tenure

The property is freehold and is offered For Sale with the benefit of vacant possession upon completion.

## Information Pack

A comprehensive information pack with all relevant information is available upon request via the selling agents.

## Guide Price

The property is available For Sale inviting offers in the region of **£2,000,000 (Two Million Pounds)** for the freehold interest with the benefit of vacant possession upon completion.

## Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.  
Tel: 01785 619000.

## EPC

The EPC is available upon request.

## Legal Costs

Each party to bear its own legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

For further information or to arrange a viewing please contact the selling agents.



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### Important Notice

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