



PARKER COURT

STAFFORD

FOR SALE

1 Parker Court | Staffordshire Technology Park | Stafford | ST18 0WP

25,170 sq ft (2,338 sq m)





Wolseley Court

Fisher German

1 Parker Court

Staffordshire Football Assoc.

Handelsbanken

Victory Point

British Red Cross



Location

The property occupies a convenient location on the Staffordshire Technology Park with good links to Stafford Town Centre and the M6 Motorway. Staffordshire Technology Park is the town's principal office development, and hosts a number of national occupiers including: Handelsbanken, Staffordshire Police Authority, The British Red Cross and Fisher German. Junction 14 of the M6 Motorway is easily accessed being approximately 3 miles east via the A513 distributor road.

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 and J14 being respectively 4 miles to the south and 2.5 miles for to the north west, connecting the town 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 and London Euston.

Travel Distances

Motorways

- M6 Junction 14 – 4 Miles
- M6 Junction 13 – 5 Miles
- M6 Toll – 12 Miles

Cities

- Stoke on Trent – 19 Miles
- Birmingham – 30 Miles
- Manchester – 60 Miles

Airports

- Birmingham International Airport – 37 Miles
- East Midlands Airport – 42 Miles
- Manchester Airport – 53 Miles

Train Station

- Stafford – 2.5 Miles
- Birmingham New Street – 31 Miles
- Crewe – 29 Miles

High Specification Modern Offices in established Business Park Location



Description

1 Parker Court comprises a substantial headquarter office premises extending in total to approximately 25,170 sqft (2,338 sqm) occupying a prominent position within the Staffordshire Technology Park. The contemporary, three-storey office building is well appointed internally, offering a combination of open plan and individual offices, together with flexible meeting spaces.

The upper floors are served via a central core and reception with principal staircase and 13-person passenger lift. Toilets, kitchen and breakout facilities are on all floors. The property also benefits from generous on-site car parking including 4 EV charging points.

Key Features



Raised Flooring
with Cat5 Underfloor
Data Connections



13 Person
Passenger
Lift



Combined
Heating/Cooling
System



110 Onsite Parking
Spaces (1:229 sqft)
including 4 EV
Charging Points



Suspended Ceiling
with inset
fluorescent and
LED Lighting



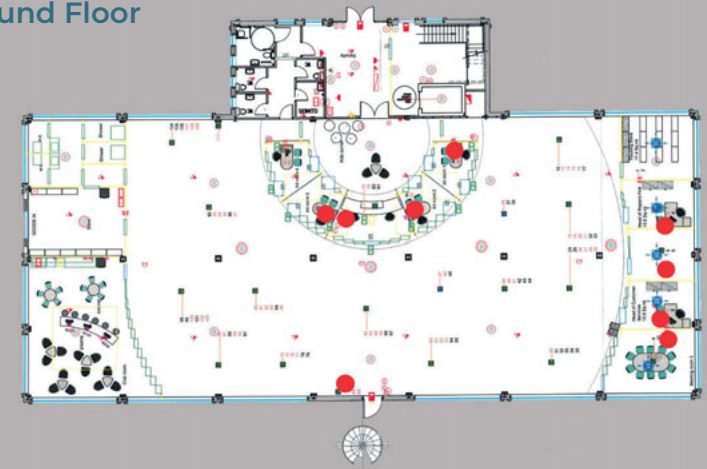
Excellent location
to the main
road network



Accommodation

Floor	SQFT	SQM
Ground Floor	8,247	766.25
First Floor	8,461	786.09
Second Floor	8,461	786.09
Total Net Internal Floor Area	25,170	2,338.43

Ground Floor



First Floor



Second Floor



Services

It is understood that mains water, electricity and drainage 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 – £204,000

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 held on 125 year ground lease from 15th August 2005 at a fixed peppercorn rent 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 in the region of **£1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds)** for the long leasehold 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.

Contact: **Toby Shaw**

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Important Notice

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