



## 1ST AND 2ND FLOOR OFFICES - TO LET

- 855 Sq Ft (79.43 Sq M)
- £11,000 per annum exclusive

## Key Features

- Open plan offices
- Suspended ceilings
- Cat II lighting
- Gas fired central heating
- Kitchenette
- Separate ladies/gents WC facilities



## Description

The two-storey mid-terraced property is of brick construction with rendered elevations, beneath a pitched tiled roof. The subject premises form the first and second floor offices.

## Location

The premises are located on The Parade, which is on the eastern side of The Chase, off Stafford Road.

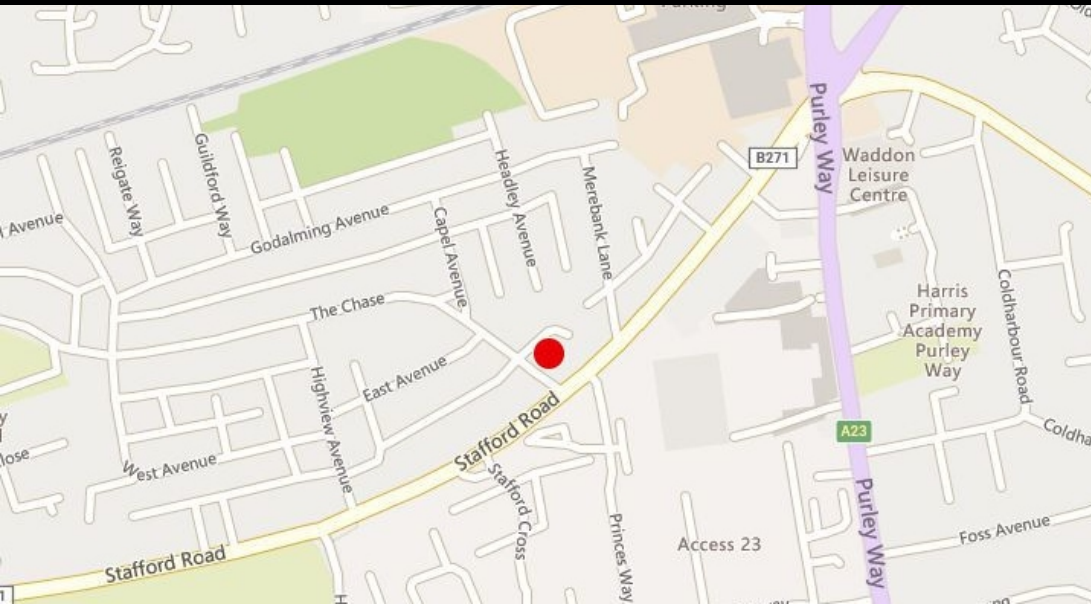
## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
First Floor	524	48.68
Second Floor	331	30.75
<b>Total Net Internal Floor Area</b>	<b>855 Sq Ft</b>	<b>79.43 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





## Terms

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£11,000 per annum exclusive

## Rates

According to the Government website the property has a 2023 Rateable Value of £11,250. NB: The rates actually payable may be subject to transitional relief.

## VAT

The premises have not been elected for VAT.

## Virtual Tour

[Click here](#)

## EPC

The EPC rating for this property is D (81).

## Legal Costs

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

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

