

To Let.

Unit 14 Pearl House, Anson Court, Staffordshire Technology
Park, Stafford, ST18 0GB

673 SQ.FT.
62.52 SQ.M



Louis Taylor

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Description.

A modern self-contained ground floor office suite. The suite is located on the ground floor of Pearl House; one of the four blocks of offices forming part of the well-established Anson Court Business Centre situated on the popular Staffordshire Technology Park.

The office is available for immediate occupation and provides good quality lofty open plan space with integral kitchen and offers excellent natural light. The offices are DDA compliant. The site benefits from an onsite restaurant & conference facilities (subject to booking) and attractive landscaping.

The suite has two private parking spaces allocated.

Location.

Staffordshire Technology Park is located off A518 and approximately one mile North East of the centre of the county town of Stafford where full local amenities are available. Junction 14 of M6 is approximately 3.5 miles to the West. M6 Toll is about 12 miles to the South.

Stafford also benefits from Intercity Rail Connection with London Euston approximately 1 hour 20 minutes away, Birmingham, New Street/NEC/international ranging from 30 to 35 minutes and Manchester to Piccadilly approximately 50 minutes.

Accommodation.

Ground Floor: Main open plan office with private office, meeting rooms and staff facilities off.

FLOOR AREA 673 sq. ft. / 62.52 sq.m.

Services.

The premises has mains electricity and water subject to any required reconnection. Telephone and broadband services are available subject to confirmation and contracts with the supplier. Services have not been tested.



Service Charge.

A service charge will be levied in respect of services and maintenance to those parts of the building used in common with other occupiers. The service charge shall include inter alia:-

- Utilities serving common parts
- Building and Landscaping Maintenance
- Cleaning of common parts
- M & E contracts and service
- Lift maintenance and service
- Alarm maintenance and service
- The service charge budget for 2021/22 reflects £1.85 psf p.a.

Assessment.

Verbal enquiries to Stafford Borough Council confirm the property is assessed as follows:-

Rateable Value £9,700. Interested parties are advised to make their own enquiries on 01785 619000.

Rent.

Asking £6,730 per annum plus service charge & VAT

Costs.

Each party to bear their own legal costs

EPC.

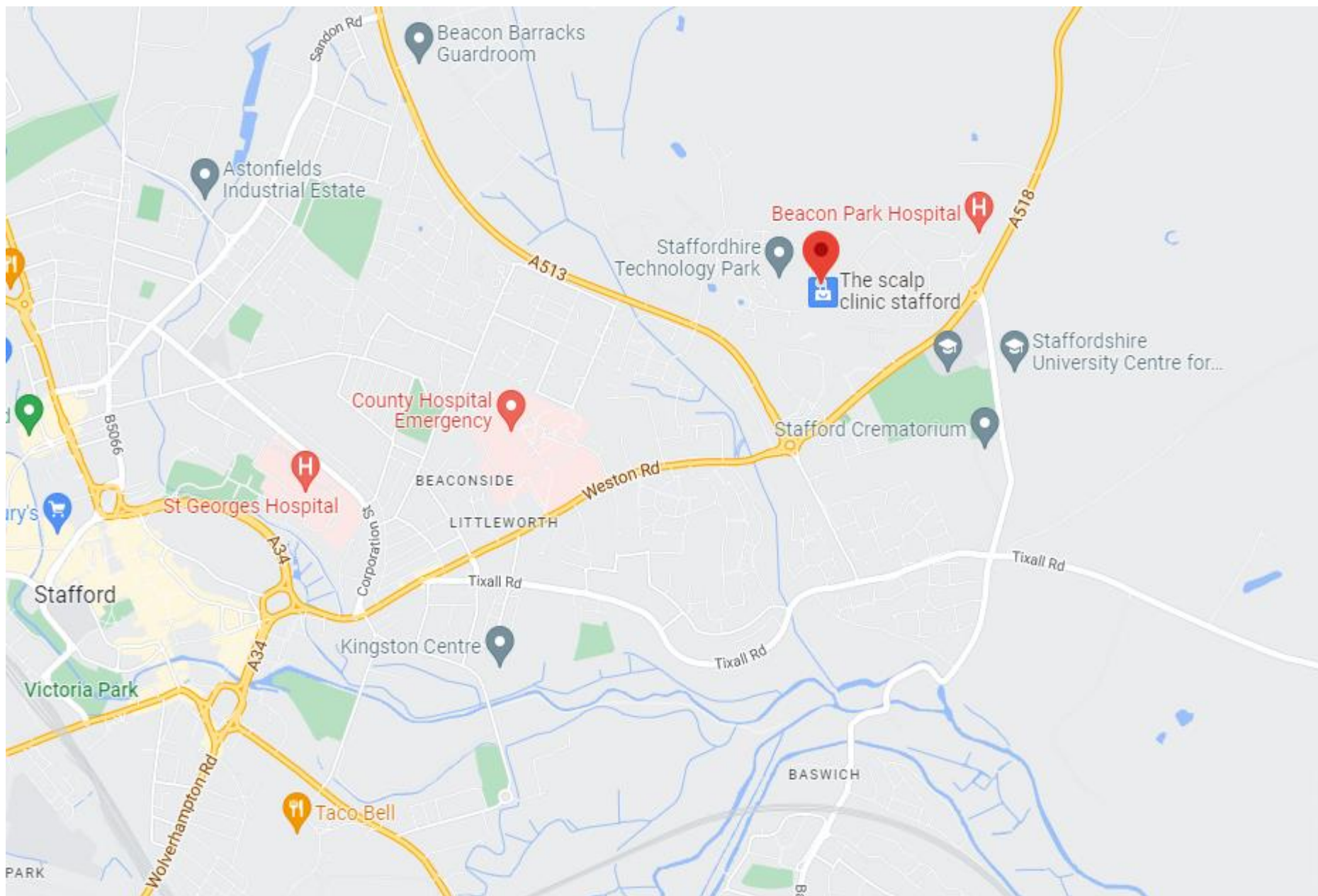
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VAT.

VAT is payable on the rent and service charge



Location



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