

To Let.

1st Floor Offices, 111 Pearl House, Anson Court,
Staffordshire Technology Park, Stafford, ST18 0GB

1,509 SQ.FT.
140.19 SQ.M



Louis Taylor

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Description.

Modern 1st floor offices prominently located on the well established Staffordshire Technology Park.

The offices are available immediately and provides the following high specification:-

- Carpeted throughout
- Suspended ceilings
- Air conditioning available
- LED lighting
- Perimeter trunking
- Independent kitchen facilities
- Excellent natural light
- DDA Compliant lift provision
- Attractive landscaping

4 parking spaces will be allocated to this unit.

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, Birmingham, New Street/NEC/international ranging from 30 to 35 minutes and Manchester to Piccadilly approximately 50 minutes.

Accommodation.

First Floor Office 1,509 sq.ft. / 140.19 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:-

First Floor Rateable Value £12,250. Interested parties are advised to make their own enquiries on 01785 619000

Rent.

Asking £15,090 per annum plus VAT.

Costs.

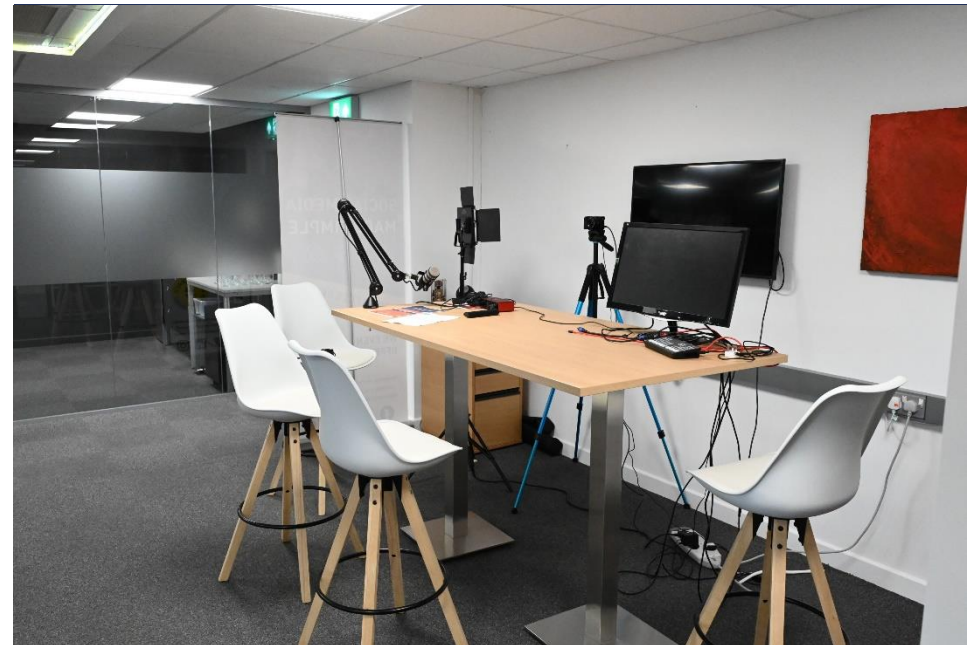
Each party to bear their own legal costs

EPC.

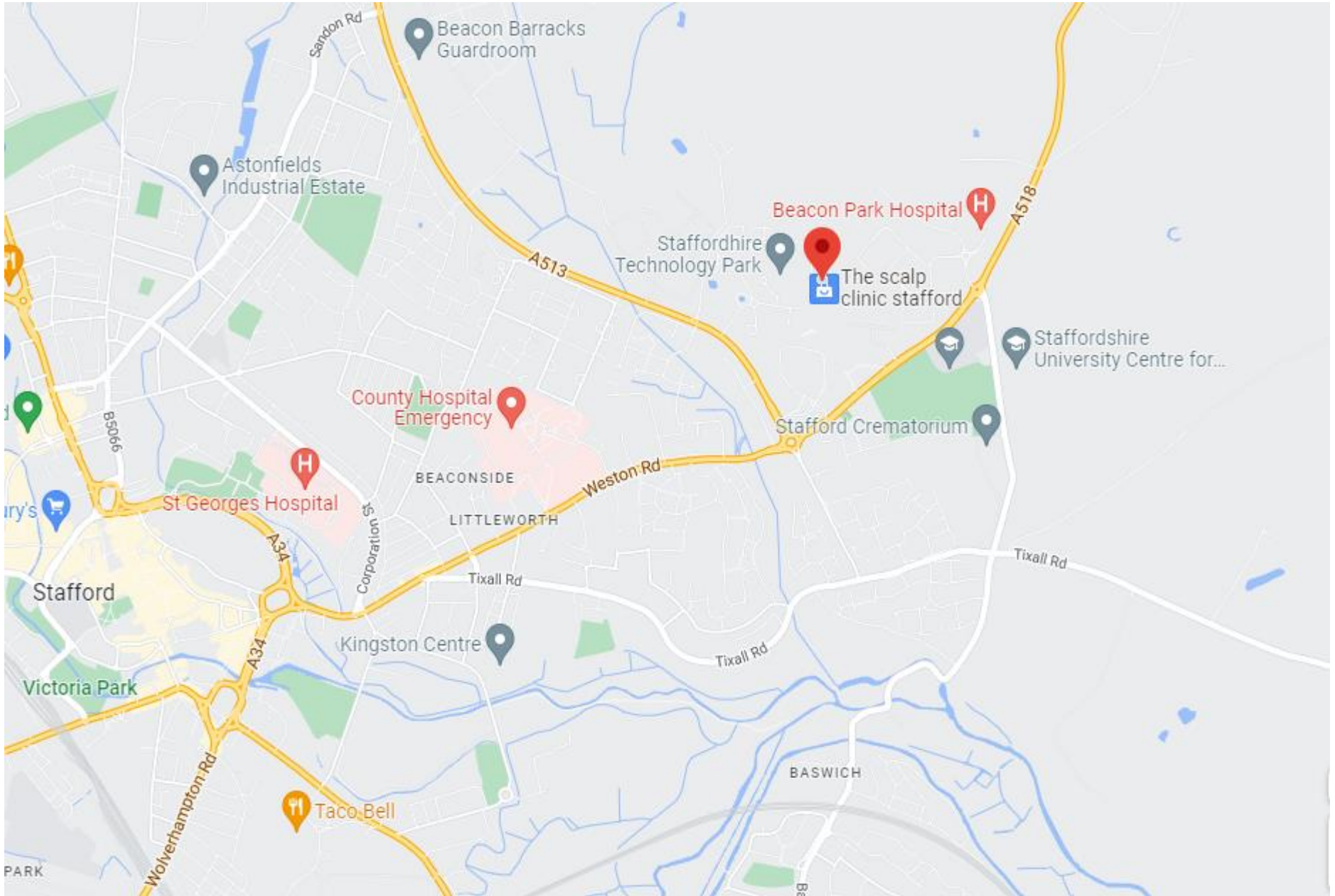
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VAT.

VAT is payable on the rent and service charge



Location



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