

FOR SALE

UNITS 13 & 14 PARKER COURT

STAFFORDSHIRE TECHNOLOGY PARK, STAFFORD ST18 0WP



OFFICE PREMISES

2,195 - 4,393 sq ft (203.92 - 408.12 sq m)

(Approx. Total Net Internal Area)

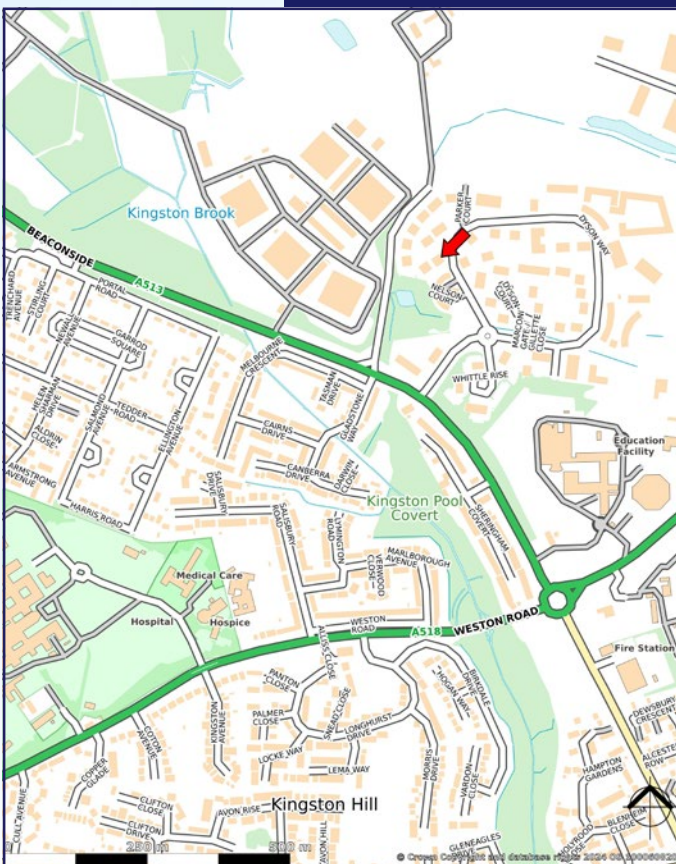
- Established Office Park
- DDA Toilets
- Passenger Lift
- 17 allocated Parking Space
- Available individually or combined

LOCATION

The property is situated towards the front of the Parker Court Development which forms part of the Staffordshire Technology Park lying 2 miles to the north east of Stafford town centre. The business park extends to approximately 18 hectares and is home to a wide variety of office occupiers to include English Schools' Football Association, Stafford and Rural Homes and Staffordshire Police Force. Parker Court is accessed off Dyson Way which is the main estate road on the Business Park.

The building is well served by transport links due to its location adjacent to the A513 Beaconside Road which provides access to J14 M6 (approx. 3.5 miles) and J13 M6 (approx. 4.5 miles). Stafford Railway Station provides services to Birmingham New Street, Manchester Piccadilly and London Euston.

POSTCODE: ST18 0WP

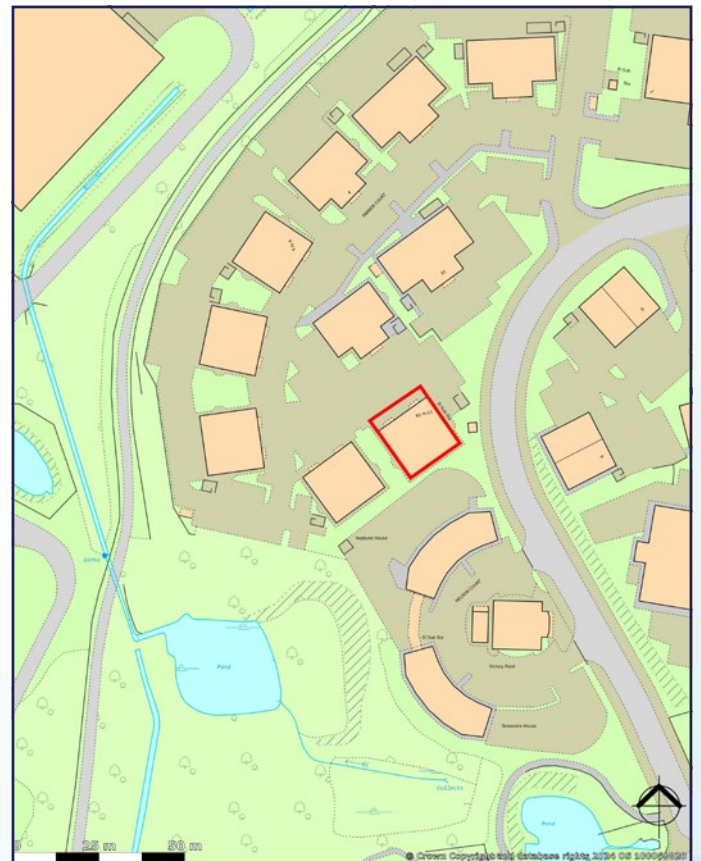


DESCRIPTION

13 & 14 Parker Court comprises two modern self contained office buildings.

Features include:-

- Open plan and partitioned offices
- Suspended ceilings
- Variety of open plan and partitioned office space
- Passenger lifts in both buildings
- Opening in the dividing wall at first floor level
- DDA Toilet facilities in each building
- 17 car parking spaces providing a ratio of 1:258 sq ft



ACCOMMODATION

Unit 13	SQ M	SQ FT
Ground Floor	98.75	1,063
1st Floor	105.16	1,132
TOTAL Approx. Net Internal Area	203.92	2,195

Unit 14	SQ M	SQ FT
Ground Floor	97.08	1,045
1st Floor	107.11	1,153
TOTAL Approx. net Internal Area	204.2	2,198

Units 13 & 14	SQ M	SQ FT
TOTAL Approx. Net Internal Area	408.12	4,393

The units are available together, a sale of the units individually will be considered.

RATEABLE VALUE

The property has a rateable value of £47,000 (2023 Listing).

EPC

EPC Rating (B) 47



PRICE

£595,000 exclusive

TENURE

Long Leashold

125 Years from April 2006. £1 pax.

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1234 Date: 04/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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