



# LITTLE MANSIONS LTD

*Specialising in Lettings & Property Management*

## COMMERCIAL SERVICED OFFICE - TO LET

### £450 PCM

UNIT 1, 29C 29c Marston House  
Marston Road Stafford ST16 3BS



- **SERVICED COMMERCIAL OFFICE**
- 25sq m available
- Bills included
- Furnished kitchen
- Shared toilet facilities
- High speed broadband
- Close to Stafford town
- Cleaning included
- First floor access
- Parking not included

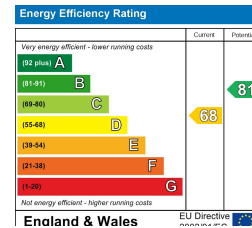
To book a viewing visit [www.little-mansions.co.uk/property](http://www.little-mansions.co.uk/property) and book through our website to submit your details



## Area Map



## Energy Efficiency Graph



SERVICED OFFICE SPACE AVAILABLE TO LET  
 \*\*\* All Bills Included \*\*\*  
 FLOOR SPACE AVAILABLE: 25 SQ M  
 Close to STAFFORD TOWN CENTRE

A quiet, professional serviced office available within walking distance of the town centre. Ideal for a start up or solo professional looking for a comfortable and convenient workspace.

The office includes gas central heating, water, council tax, and potential for high speed broadband which the occupant will have to arrange direct with the provider — all in one simple monthly payment. Enjoy a peaceful working environment with excellent access to local amenities and transport.

Ready to move in and start working right away.

A bright, fully serviced office ideal for a starter business or solo professional who wants a calm, productive workspace within easy reach of the town centre.

Key features that make this space stand out

- All bills included — no hidden costs or surprises.
- Gas central heating for year round comfort.
- Water and council tax covered, keeping budgeting simple.
- High speed broadband ready to go from day one.
- Quiet, professional environment perfect for focused work or meeting clients.
- Walking distance to the town centre, offering easy access to shops, cafés, and transport links.

Why this office works well for new and growing businesses -

This space gives you the freedom to focus on your work without the hassle of managing utilities or long-term commitments. It's a great fit for freelancers, consultants, start ups, or anyone who wants a private, peaceful place to work without the cost of a large commercial lease.

The premises is leased on a 6 Month licence agreement with restricted times of use not after 8pm and not before 6am.

In order to book a viewing please email [lettings@little-mansions.co.uk](mailto:lettings@little-mansions.co.uk) with your personal details, use of the space and business details which will be assessed to ensure the building insurance and use remains compliant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.