MODERN FIRST FLOOR OFFICES IMMEDIATELY AVAILABLE

FIRST FLOOR OFFICES,STAFFORD 128, STAFFORD, ST16 1GW

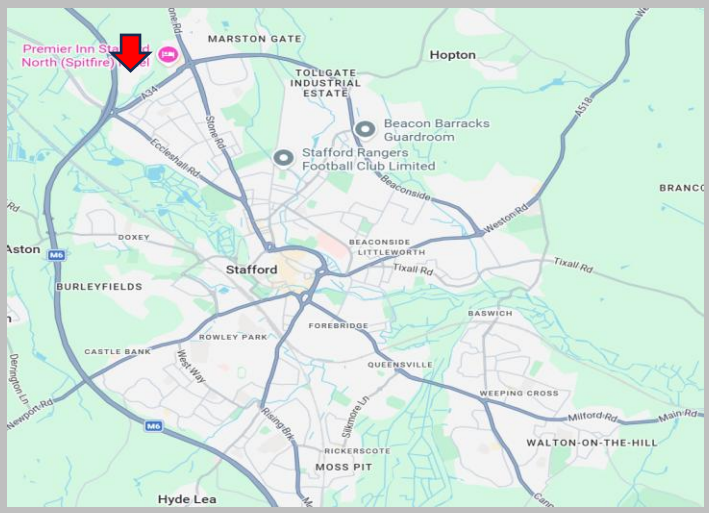
6,573 sq ft (610 sq m)



Key Highlights

- Single floor plate
- Communal reception
- Access to 75 car parking spaces
- Suite can be split
- Established Business park

- Quoting rent £10.00 per sqft
- Flexible Terms Available



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Location

Stafford 128, is well located next to J14 of the M6 motorway, connecting to the national motorway network. Stafford Town Centre is 2 miles to the south.

The building is situated 15 miles from Stoke-on-Trent and Birmingham City Centre is within 30 miles of the building. Birmingham International airport is only 49 minutes from the site. M6 (J14) – 0.8 MILES M54 (J1) 15.9 MILES, M5(J8) 23.2 MILES.

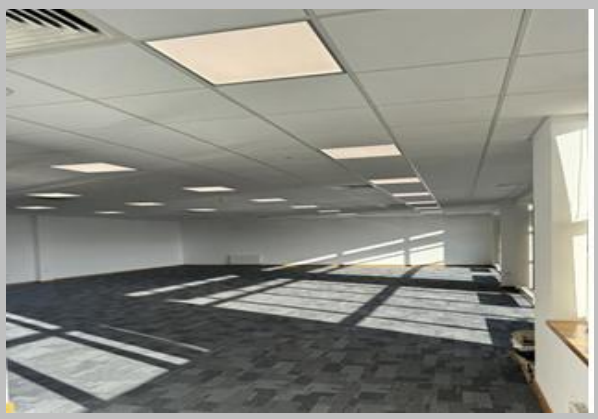


Description

The first-floor office provides the following specification:
- 6,573 sqft open floorplate which can be split
- Communal reception on the GF with the potential for occupier branding
- Passenger Lift
- Raised access floors
- Comfort cooling system and LED lighting
- 75 + parking spaces

Accommodation

Area	Sq ft	Sq m
First floor offices	6,573	610
Total	**6,573**	**610**



Terms

This property is available on leasehold terms to be agreed via a sub-lease.

Rent

Quoiting £10.00 per sqft

EPC

A 13

Planning

The property has planning consent for office use.



Rateable Value

Interested parties should make their own investigations into the rateable value of the property via the Valuation Office Website.

VAT

VAT is to be payable on the rent

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Further information and viewings

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