



The Octagon Weston Road

Beaconside, Stafford, ST18 0AB

£3,000 (From) Per Annum

27000.00 sq ft



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Description

The accommodation can be taken as individual offices for startup business or as suites for a companies wishing to expand and have all the benefits from the business park. The offices will have LED lighting as well as carpet flooring and painted wall. The accommodation has good natural light with some of the offices on the 3rd floor having access to a balcony, and many offices overlooking open views and fields. Each floor has communal kitchens and toilets.

There is lift access to all floors as well as a number of stair cases. Utilities are charged per usage, basic wifi is included along with parking permits and leases are available from 6 months to 5 year periods. The site has the added unusual advantage of being a dog friendly site.

Location

The property is located just off the A518 and A513. The A518 provides direct access into Stafford Town Centre. The A513 provides direct access to the Junction 14 of the M6 Motorway. Close by is a Co-op, Costa Drive-thru and a Public House. If you come from the roundabout with A513 onto Weston Road (A518) and take first left onto the business park. Please note sat nav will take you to the other side of the road.

Accommodation

Access is directly into the First floor from the bridge with staircases and lift access to further floors.

Second Floor - Ideally landlords would like to rent

these rooms as a suite or in groups

Open Plan reception area

K215 : 184 sq ft (17.14 sq m)

K216 : 354 sq ft (32.91 sq m)

K217 : 215 sq ft (19.99 sq m)

K219 : 262 sq ft (24.36 sq m)

K220 : 171 sq ft (15.93 sq m)

K222 : 173 sq ft (16.05 sq m)

K224 : 180 sq ft (16.73 sq m)

K226 : 184 sq ft (17.11 sq m)

K221 : 271 sq ft (25.16 sq m)

3 interconnecting rooms

K228 : 178 sq ft (16.58 sq m)

K230 : 109 sq ft (10.12 sq m)

K232 : 196 sq ft (18.21 sq m)

Total : 483 sq ft (44.91 sq m)

K225 : 180 sq ft (16.79 sq m)

K227 : 246 sq ft (22.88 sq m)

K229 : 254 sq ft (23.61 sq m)

K238 : 192 sq m (17.88 sq m)

K233 : 181 sq ft (16.79 sq m)

2 interconnecting rooms

K240 : 119 sq ft (11.04 sq m)

K242 : 183 sq ft (16.99 sq m)

Total : 302 sq ft (28.03 sq m)

K244 : 254 sq ft (23.6 sq m)

K237 : 237 sq ft (21.99 sq m)

K246 : 276 sq ft (25.6 sq m)

K248 : 285 sq ft (26.44 sq m)

K239 : 241 sq ft (22.38 sq m)

K252 : 173 sq ft (16.1 sq m)
K254 : 185 sq ft (17.16 sq m)
K243 : 670 sq ft (65.25 sq m)

3 interconnecting rooms
K256 : 177 sq ft (16.49 sq m)
K258 : 363 sq ft (33.71 sq m)
K260 : 83 sq ft (7.75 sq m)
Total : 623 sq ft (57.95 sq m)

Third Floor Accommodation

These rooms are available individually however there is a suite of rooms available together

K364 : 1,035 sq ft (96.18 sq m)
K362 : 381 sq ft (35.39 sq m)
K336 : 135 sq ft (12.53 sq m)
K321 : 168 sq ft (15.64 sq m)
K319 : 184 sq ft (17.13 sq m)

Suite K332 to K318 : awaiting size

K315 : 177 sq ft (16.48 sq m)
K310 : 485 sq ft (45.09 sq m)

Facilities

Within the building and available to tenants are:

Car Parking
On-site customer support
On-site maintenance
Pool table & games room
Conference & Events Space
Cafe
Bar & Social Area
Gym & Sports Centre

Services

Mains electric and water are connected and utilities are charged on a usage basis. Basic WIFI is included with additional requirements charged. Parking permits for staff members are also included.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

Currently the property is rated as one which the landlords cover the cost of however this will be re-assessed and may change in 2028 with individual rooms / sections being charged and potentially falling under small business relief.

The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on a new leases with terms available from 6 months to 5 years.

Rental prices range from £13 per sq ft per annum to £20 per sq ft per annum, subject to agreed lease terms.

EPC

Energy Performance Certificate number and rating is 46 B

VAT

VAT is applicable.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

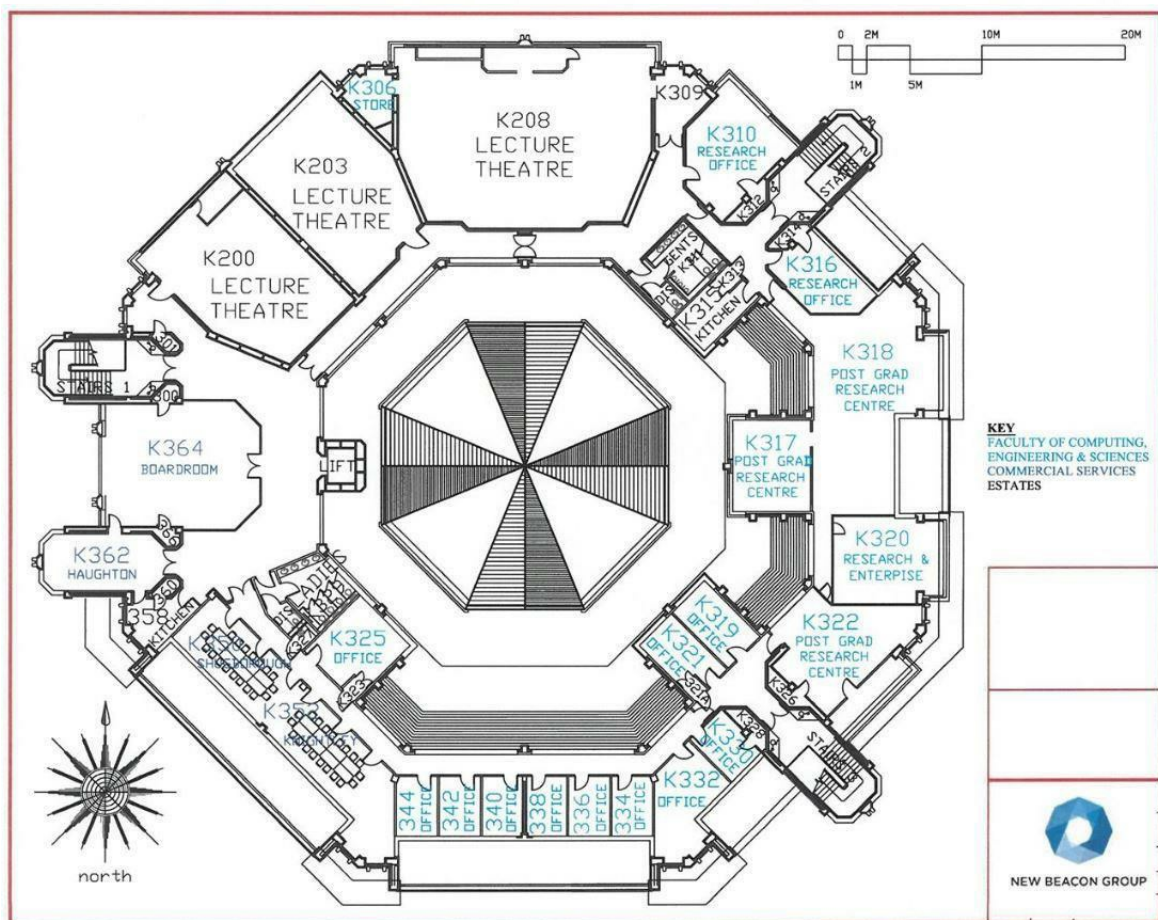
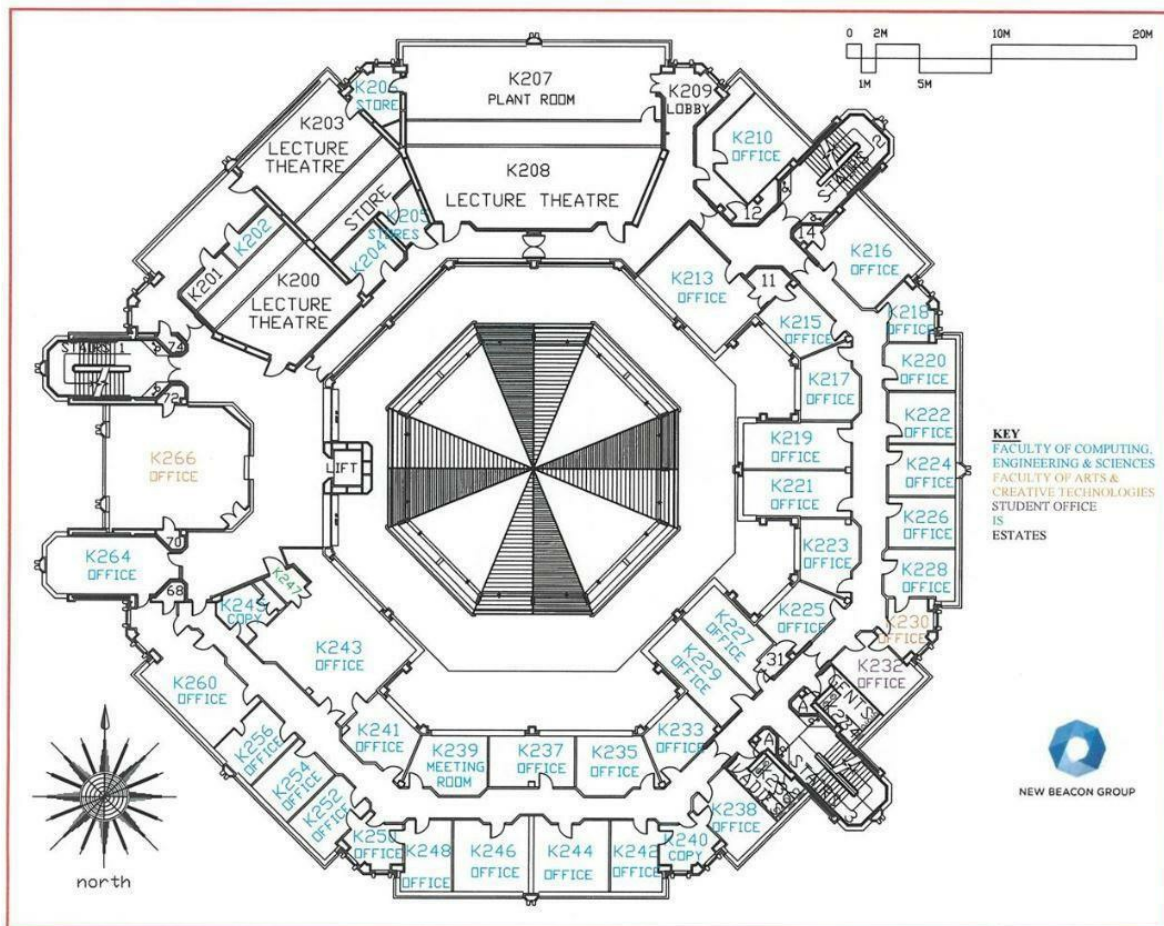
Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. The leases are prepared in house at a cost of £299 + vat.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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