

butters john bee ^{bjb}
commercial



Fourth Floor Offices, Stafford Civic Centre Riverside, Stafford, ST16 3AQ
£185,000 Per Annum



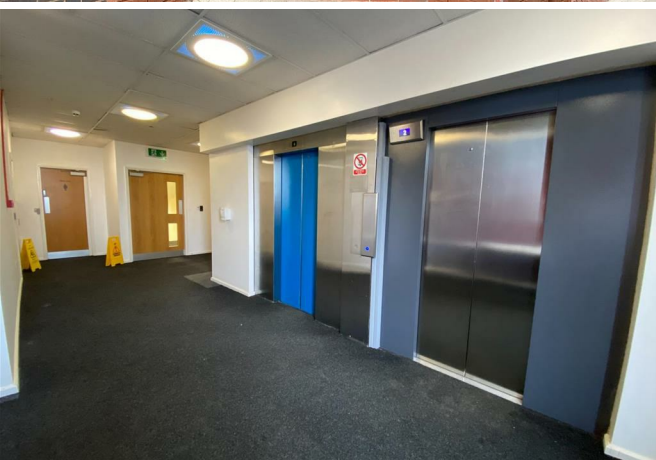
12023.00 sq ft



Fourth Floor Offices, Stafford Civic Centre Stafford, ST16 3AQ

£185,000 Per Annum

- Refurbished Office space within the Civic Centre, Stafford
- Fully DDA Compliant
- Modern open plan space with air conditioned reception and meeting rooms
- Staff breakout areas, meeting rooms and board room
- Built in storage cupboards, furniture available if required (additional cost).
- Lift access from reception to the accommodation
- 12,023 Sq ft (1,117 Sq m)
- Self contained accommodation with its own reception and waiting area
- Competitive quoting rent of just £15.40 psft
- Parking within nearby Waterfront and Riverside car parks (additional cost)



Newly refurbished offices within the Civic Centre, Stafford. With stunning views over the town, a riverside location and open plan, light and airy space, these modern offices will appeal to companies seeking quality accommodation with excellent transport links between Birmingham and Manchester. Being self contained, fully DDA compliant and ready for occupation they have plenty to offer with air conditioned reception and meeting rooms, balanced gas central heating system and staff break out areas. The premises were refurbished recently to appeal to employers seeking a comfortable and modern environment.

Rent £15.40 per square foot, inclusive of heating and fair use of electric.



Description

Fully DDA compliant fourth floor offices within the Civic Centre, Stafford with views spanning across the town and being adjacent to the River, these modern spacious offices have much to offer. Access is via the main reception at ground floor level with two lifts (and stairs) up to the fourth floor. A further reception and waiting room awaits visitors and from here you will find an abundance of meeting rooms, a staff kitchen, WCs and individual offices. When heading past the reception desk you enter a large open plan floorspace off which is a Board room, Kitchen, Meeting rooms and at the far end, a print area and sizeable staff breakout area with fully fitted units, fridges and sinks. A quiet area is located immediately adjacent featuring comfortable booths.

The office space was refurbished recently and as such is fully carpeted, clean, modern; ready to occupy. Featuring suspended ceilings, PIR lighting, balanced gas central heating system and air conditioning within the reception and meeting rooms. Parking is available nearby within the Riverside and Waterfront car parks subject to monthly or annual passes being purchased (at competitive rates). The rent at £15.40 psft is highly competitive being inclusive of heating and electric with the exception of air conditioning (metered) and reflects the quality of the space on offer whilst having regard to the parking solutions.

Location

The property is located on Riverside in Stafford Town Centre. The nearest car park is situated at Riverside shopping development a short walk away. Situated within the heart of Stafford's shopping and leisure district immediately opposite Odeon Luxe Cinema, Superbowl and Nandos with Wetherspoons, Costa Coffee and Zizzi close by for those working lunches or meetings. Nearby shops include M&S, Primark, H&M, New Look and Greggs.

Accommodation

NIA: 12,023 Sq ft (1,117 Sq m)

Comprising: Reception and Waiting Room, DDA compliant WC, Kitchen, Meeting Rooms, Board Rooms, Open plan offices, Staff break out area and kitchen, Staff WCs, Stores

Services

Heating and the fair usage of electric (i.e. excludes Air Conditioning - separately metered) is included within the rental price.

All mains services are available subject to any reconnection which may be necessary.





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

The VOA website advises the rateable value for 2023/24 is £61,216. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 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.

Commercial EPC

The property has a Commercial EPC rating of C (75)

Tenure - Leasehold

A new Tenants Internal Repairing and Insuring Lease for a preferred term of 5 years subject to a rent review at the end of year 3 and 4 to RPI subject to a collar and cap of 1% and 4%.

Legal Costs - Letting

Each party to pay their own legal costs in connection with the lease.

VAT

We have been advised Vat is applicable to this property.

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.

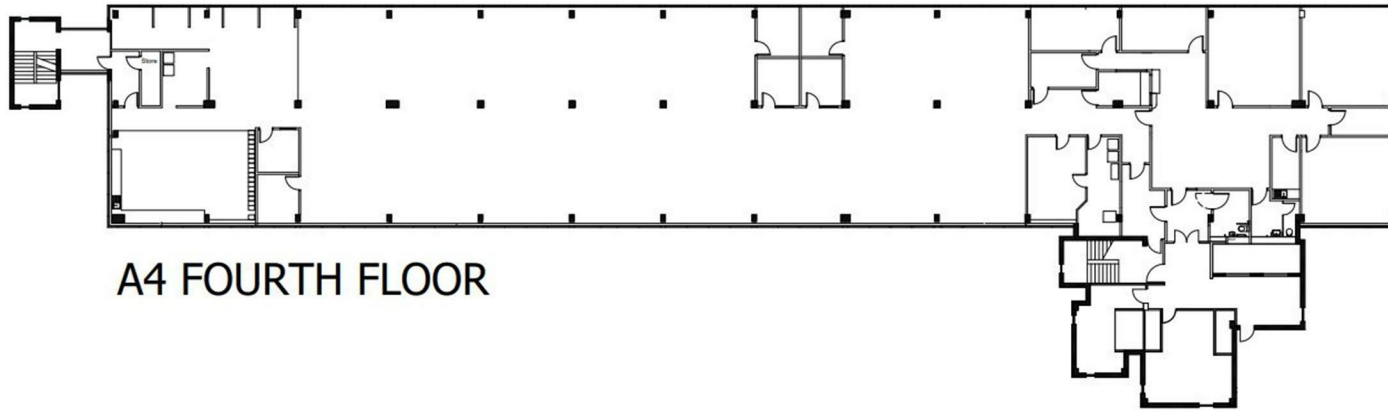
Video Walkthrough

Visit the following link to see our video walkthrough:

<https://tinyurl.com/StaffordCivic>



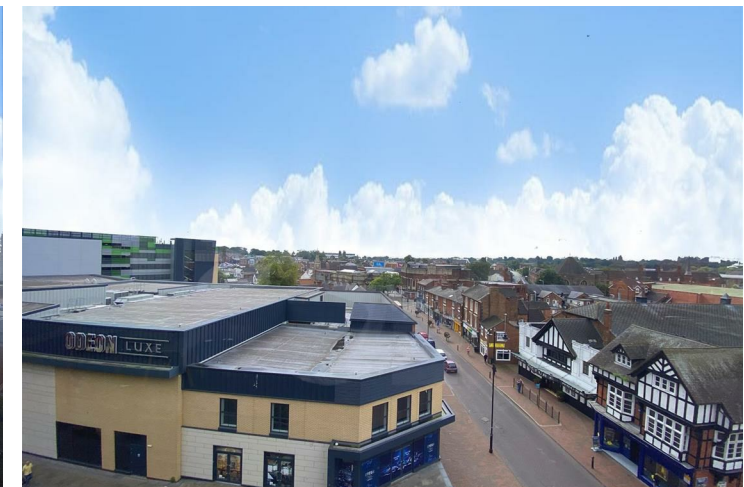
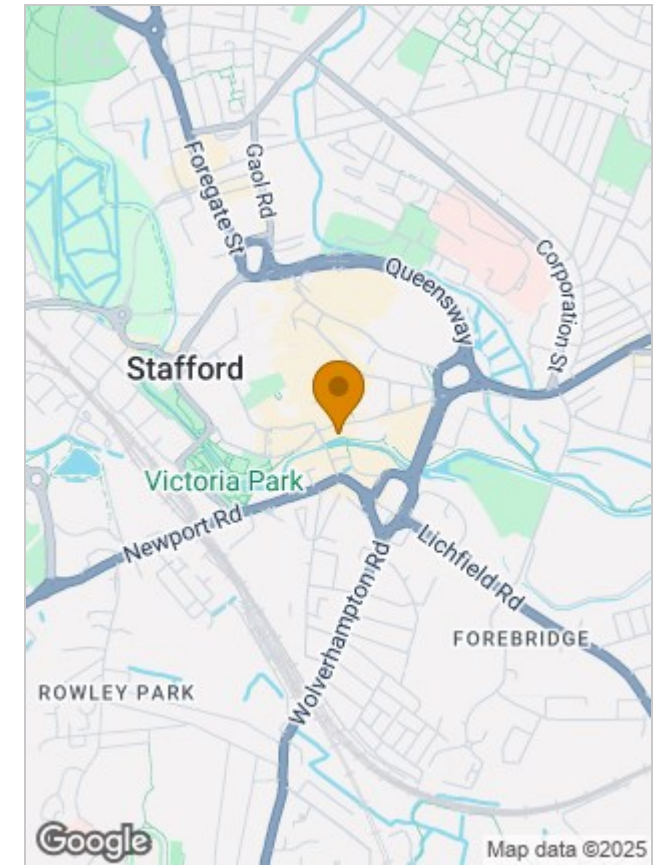
Floor Plans



A4 FOURTH FLOOR

NOT TO SCALE - SCALED PLANS AVAILABLE UPON REQUEST

Location Map



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ

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