



## The HUB Weston Road

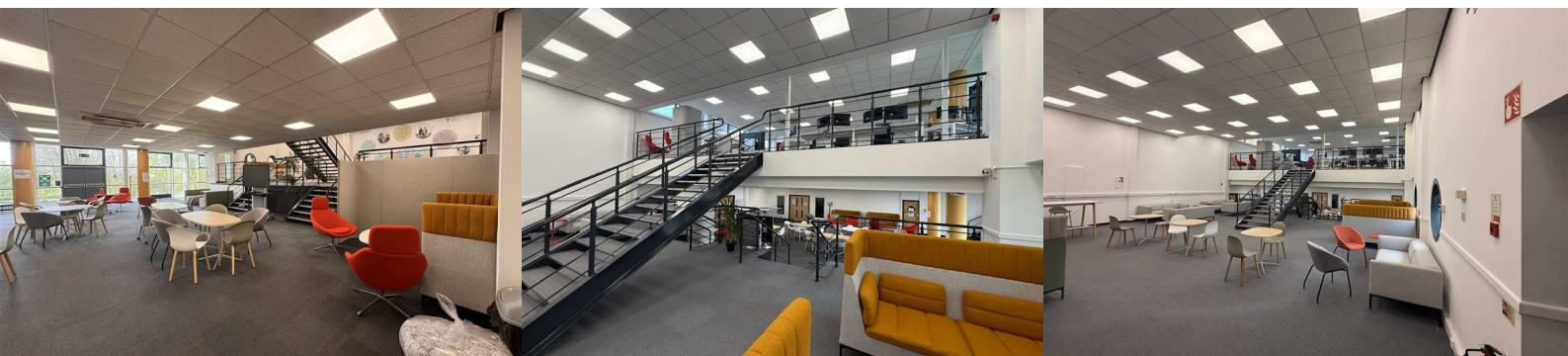
Beaconside, Stafford, ST18 0AB



5108.00 sq ft

A self contained multi level suite of open plan offices with breakout rooms, benefitting from its own kitchen and views over the garden. The suite is over 3 split levels with central staircase and secondary spiral staircase to one corner.

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

Lower Ground Floor : 1,741 sq ft (161.76 sq m)  
3 Breakout room : not accessed  
Middle Floor : 1,235 sq ft (114.69 sq m)  
Upper Floor : 1,739 sq ft (161.59 sq m)  
Kitchen : 288 sq ft (26.79 sq m)  
Store area : 105 sq ft (9.77 sq m)

Total : 5,108 sq ft (474.6 sq m) plus breakout rooms

## 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 TBC

## 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 incoming 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 incoming 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.

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Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)