



Unit 5A St Albans Road

Stafford, ST16 3DR

£9,000 Per Annum



817.00 sq ft

Self contained first floor offices benefitting from having its own independent access with ground floor reception and WC, central heating and parking for 3 vehicles. Available on flexible leases from 12 months upwards at £750 per month (No Vat).



Description

First floor offices with independent access leading to a ground floor reception area with WC immediately off. A staircase leads to the first floor where there are three rooms which benefit from gas central heating. Car parking for up to 3 vehicles.

Location

The property is situated on St Albans Road, Stafford. Sat Nav users should use ST16 3DR.

Accommodation

Ground Floor Reception: 120 Sq ft (11.15 Sq m)
WC

First Floor Main Office: 412 Sq ft (38.27 Sq m)

Office/Kitchen: 152 Sq ft (14.12 Sq m)

Office: 133 Sq ft (12.36 Sq m)

TOTAL NIA: 817 Sq ft (75.90 Sq m)

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.

Services

Single Phase Electric, Water and mains drainage are all connected to the property. All services are shared, electric and gas usage will be calculated and charged quarterly.

Rating

To be Reassessed. Zero/Small business rates should apply.

Tenure

A new lease for a minimum term of 12 months or more.

EPC

Energy Performance Certificate number and rating is C (61)

Credit Check

Applicable to individuals (Sole Traders) and New Companies

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 Fees

The incoming tenant will contribute towards the cost of the preparation of the lease. Cost £450 plus VAT.

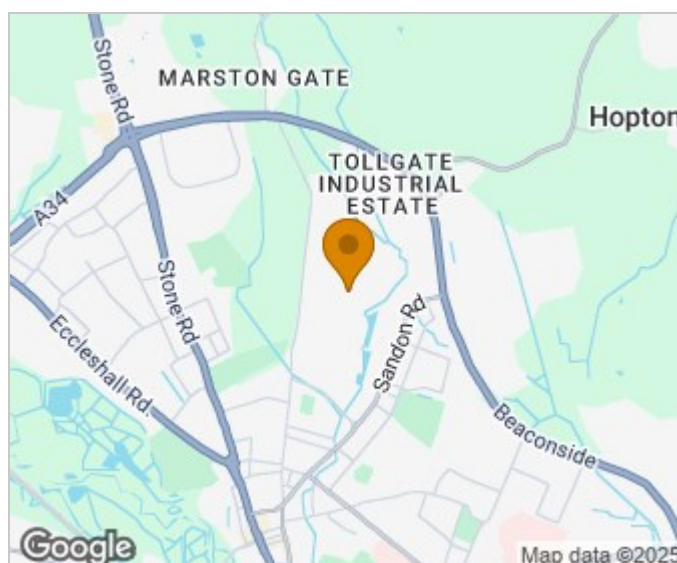
Proof of Identity

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

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.

Area Map



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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com