



## Stafford Business Village

Staffordshire Technology Park, Stafford, ST18 0TW

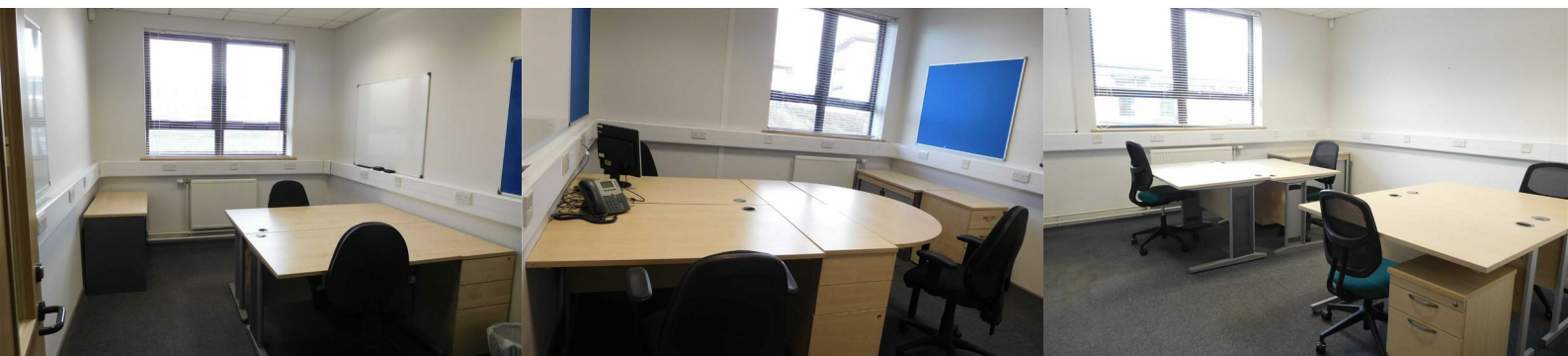
£4,560 Per Annum



137.00 sq ft

Various offices available from 1 person desk up to 6 person offices. 24hr access and car parking available as well as meeting rooms, break out rooms, kitchens and toilets. All inclusive rents except telephone calls and business rates.

Prices from £4,560 per annum



## Description

The property comprises a purpose built business village with three access points and is fully DDA compliant. Doors lead to the individual offices which are fully fitted with tables, chairs and cupboards. The rooms are carpeted and have painted walls and ceilings and perimeter trunking with large data points and sockets. An intercom system on the front door gives access into the building.

There are two shared kitchens and on each floor two meeting rooms with no capped usage and can be booked online with a booking form. There are also break out rooms for people to take a break away from their desk. Each room has full gas fired central heating system and double glazed windows. Outside there is car parking with no specific allocation as well as bike storage/shelter.

## Location

The property is located on the successful Staffordshire Technology Park on the A513. There is good access to the M6 Motorway at junction 14 as well as access into Stafford Town Centre. The Technology Park is the main office park within Stafford and major occupiers include Stafford & Rural Homes, Handelsbanken, Allied Health Care, NFU Mutual, British Schools Football Association etc.

This is an ideal opportunity to occupy an office for one's self or for three or four people.

## Availability

The offices at Stafford Business Village range in size from 137 sq ft to 300 sq ft, available on the ground and on the first floor. There's good availability in most of the office sizes:

Office Size	Workspaces (maximum)	Inclusive Rental Fee per month
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137 sq ft/12.7 M2	1 or 2	£380 + VAT
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208 sq ft/19.3 M2	4	£580 + VAT
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279 sq ft/25.9 M2	6	£775 + VAT
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303 sq ft/28.1 M2	7 or 8	£840 + VAT
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## Services

All mains services are believed to be connected to the property (please see tenure).

## Tenure

The monthly rental fee currently includes the following support package:

- \* Service fees
- \* Utility bills
- \* Furniture
- \* Fast broadband internet connection (hard-wired and secure WiFi)
- \* 24-hour access
- \* Meeting room usage
- \* Flexible licence with no long tie-ins (only 3-month notice period).
- \* Where Offices are available, ability to up/downsize at short notice
- \* Parking

What isn't included:

- Business rates (allowing Client to claim any eligible rate relief)
- Optional VoIP Telephone line rental (charged at cost of around £3.50 per month) and telephone calls (charged at cost)

## 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 2019/20 is to be confirmed. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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.

## 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

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## 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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

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

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