

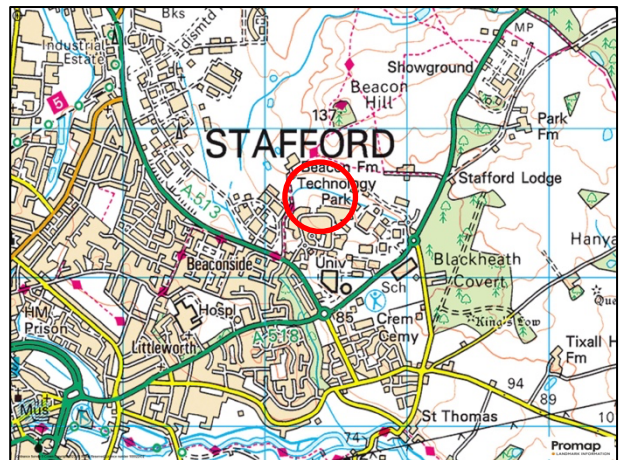


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prominently Situated
Prestige Office Building
To Let or For Sale
in
Stafford**



- **Arun House (Unit J), Dyson Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0LQ.**
- **Total net floor area - 5,155 sq.ft. (478.92 sq.m.)**
- **Also available in separate suites of 2,645 sq.ft. (245.73 sq.m.) and 2,510 sq.ft. (233.19 sq.m.)**
- **Prestige office park location**
- **Recessed category II lighting, suspended ceilings and carpeting fitted**
- **Centrally heated with air-conditioning to part**
- **High quality partitioning**
- **Platform lift installed**
- **Thirty on-site allocated car parking spaces in total**
- **Three miles from Junction 14, M6 Motorway**

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LOCATION

Dyson Court is situated close to the University on the Staffordshire Technology Park at Beaconside approximately one mile north-east from the town centre and linked to Junction 14 of the M6 Motorway about three miles distant via the A513 Beaconside Eastern Distributor Road. The M6 provides access to Manchester and the North-West, London and the South-West by way of the M1 link and Bristol and the South-West via its connection with the M5. Stafford also benefits from its rail connection links providing InterCity services throughout the National network.

The Staffordshire Technology Park is the town's principal office development and is home to a number of major occupiers including the Staffordshire Police Authority, Defra, the National Probation Service, British Red Cross, Staffordshire Schools Football Association and Handelsbanken.

DESCRIPTION

Dyson Court is a development of office buildings of two-storey brick and tile construction comprising five units with forecourt parking and with neighbouring occupiers including the Staffordshire Football Association.

Arun House is detached and provides space on the ground and first floors previously leased as separate suites accessed through a shared entrance lobby. The main office areas are largely open plan in format with some partitioned private rooms on each floor. Features include a platform lift for disabled access, raised floors, suspended ceilings with Category II compliant recessed lighting, central heating, carpeting, blinds, fire and burglar alarm systems and an electronically operated entrance door.

The space is available either as a whole to a single occupier or can be offered on a floor-by-floor basis to thereby provide areas of 2,510 sq.ft. (233.19 sq.m.), 2,645 sq.ft. (245.73 sq.m.) and 5,155 sq.ft. (478.92 sq.m). The availability of the premises provides an ideal opportunity for a potential user to acquire practical working space fitted out to a high standard.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Lobby leading to open-plan office with refreshment point, seven partitioned private offices, two storerooms, server room and male and female/disabled WC facilities.	2,645	245.73
FIRST	Open-plan office, four partitioned private offices, storeroom and male/female and disabled WC facilities.	2,510	233.19
	TOTAL NET FLOOR AREA	5,155	478.92
EXTERNAL car parking areas at the front and rear with block paved surfacing providing thirty spaces. Landscape features.			

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired boilers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £22,500 for the ground floor suite and £22,500 for the first-floor suite. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 60 within Band C. A full certificate with recommendations will be provided on request.

TERMS

Arun House is available on a new full repairing and insuring lease for a term to be agreed at a rental of **£46,500** per annum exclusive of rates with upward only reviews to be at three yearly intervals. A service charge is levied to cover the cost of the maintenance and upkeep of the external areas and buildings insurance. There is an additional service charge provision to cover communal services. VAT is applicable on the rental and service charge figures. As an alternative the property is available to purchase at offers in the region of **£595,000** invited for the benefit of the residue of the long-leasehold interest with vacant possession. The long-leasehold interest is for a term of 125 years less 3 days from the 4th August 2000 at a peppercorn rental without review.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the agent's Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4218 11.01.2025

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