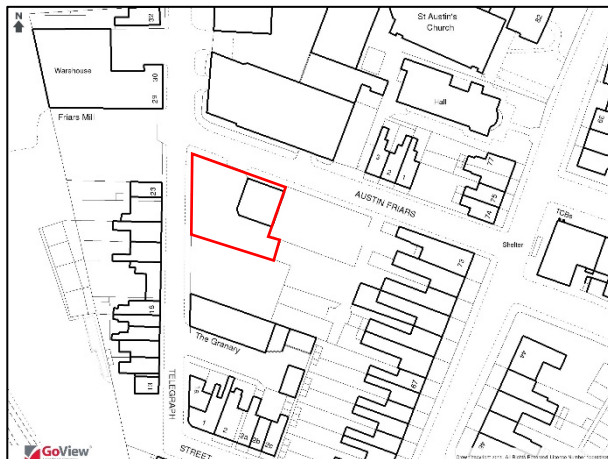




**Detached Office Building  
with Car Parking  
To Let or For Sale  
in  
Stafford**



- **Radfield House, Austin Friars, Stafford, Staffordshire, ST17 4AP**
- **Total net floor area - 1,700 sq.ft. (157.93 sq.m.)**
- **Large car park providing sixteen spaces**
- **Carpeted**
- **Centrally heated**
- **Double glazed**
- **Early possession**
- **Good access to Junction 13 of M6 Motorway**

## LOCATION

The property is situated on the south side of Austin Friars between its junctions with the A449 Wolverhampton Road and Friars Terrace/Telegraph Street approximately half a mile from Stafford town centre and about three miles from Junction 13 of the M6 Motorway. The M6 provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

## DESCRIPTION

The property comprises a detached building of two-storey flat-roofed brick construction and provides eight offices at ground and first floor levels with the benefit of a large car park at the side and rear. The accommodation is double-glazed, carpeted, centrally-heated, has a burglar alarm system installed and is likely to be of particular interest to those professional and commercial users requiring conveniently located space with a substantial car parking provision.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby	-	-
	Reception area	70	6.50
	Office No. 1	215	19.97
	Office No. 2	190	17.65
	Office No. 3	260	24.15
	Office No. 4	105	9.75
	Boiler Room	-	-
	Ladies WC facility	-	-
FIRST	Office No. 5	350	32.52
	Telecom/Server Room	50	4.65
	Office No. 6	120	11.15
	Office No. 7	150	13.94
	Office No. 8	155	14.40
	Kitchen	35	3.25
	Male WC facility	-	-
	Ladies WC facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>1,700</b>	<b>157.93</b>

EXTERNAL car parking area surfaced in tarmacadam with vehicular access from Austin Friars and lined to provide sixteen spaces. Site partly bounded by concrete post and timber panel fencing. The owner of an adjoining property enjoys a right of access from Austin Friars over the car parking area.

## SERVICES

All mains services are connected. The building is centrally heated by way of hot water radiators fed by a Viessman Vitodens 200 gas-fired combination boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £21,000 from April 2023. 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 81 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£17,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the appropriate cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest for which offers in the region of **£250,000** are invited. VAT is not applicable in this instance.

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet/unsold. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3904 06.07.2024**

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements