



14a High Street, Eccleshall, Stafford, ST21 6BZ  
To Let: £16,500 per annum

1<sup>st</sup> and 2<sup>nd</sup> Floor Offices with 5 Parking Spaces  
125.80 sq. m (1,354 sq. ft.)

14a High Street  
Eccleshall  
Stafford  
ST21 6BZ

**Location**

Eccleshall is a prosperous market town 5.3 miles to the southwest of Stone and 6.7 miles to the northwest of Stafford. The A519 passes through the town and connects Newcastle under Lyme and Stoke on Trent 10 miles to the north with Newport 8 miles to the southwest. The closest railway stations are located at Stone and Stafford.

**Description**

The property comprises well-appointed upper-floor office accommodation within a Grade II Listed early 19<sup>th</sup> century three-storey building together with five allocated parking spaces. The specification includes:

- Double/Secondary Glazing
- Plastered Walls and Ceilings
- Carpeted/Wooden Flooring
- Gas Central Heating
- Spot Lighting
- Data Cabling
- Intruder Alarm
- Fire Alarm
- Emergency Lighting
- Fitted Kitchen
- WCs to both floors
- Shower Room

**Accommodation**

Floor	Area	Sq. m	Sq. ft
First	Porch Area	4.63	50
First	Reception Area	16.30	176
First	Inner Circulation Area	2.92	31
First	WC		
First	Kitchen	7.26	78
First	Office	26.29	283
First	Office	14.01	151
Second	Seating Area	9.12	98
Second	Inner Circulation Area	2.70	29
Second	Storage Cupboard	2.24	24
Second	Office	14.25	153
Second	Office	13.23	142
Second	Office	12.83	138
Second	Shower/WC		
Total		125.80	1,354

**Services**

All mains utilities services and mains drainage are available. Interested parties are advised to make their own investigations as to suitability.

**Energy Performance**

Energy Rating C

**Planning**

Office use within Use Class E is understood to be permitted. Interested parties are recommended to make their own investigations with Stafford Borough Council.

**Rating**

Rateable Value: £9,900

**Tenure**

Leasehold on Full Repairing and Insuring terms to be agreed.

**Rent**

£16,500 per annum.

**VAT**

Not applicable.

**Costs**

Each party is to be responsible for their own legal costs.

**Anti-Money Laundering Regulations**

Prospective tenants will be required to provide two forms of identification.

**Background Checks**

Prospective tenants will be subject to third-party background checks for which a non-refundable fee of £195 plus VAT is applicable.

**Viewings**

**Glenn Hammond MRICS**

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

**Phil Webb**

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

**Subject to Contract**

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