

RORY MACK

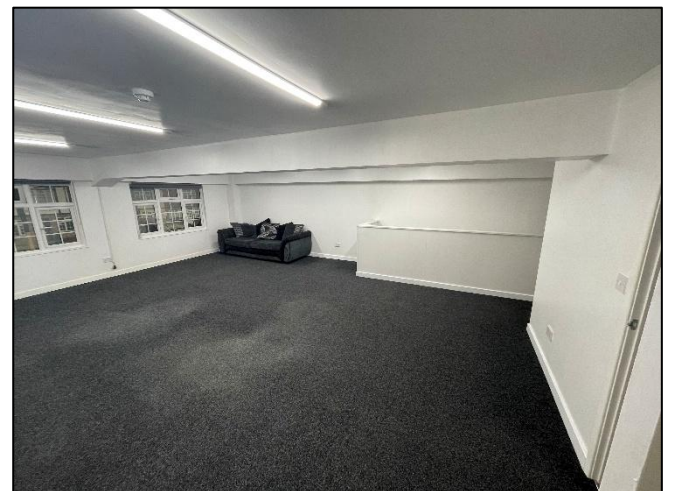
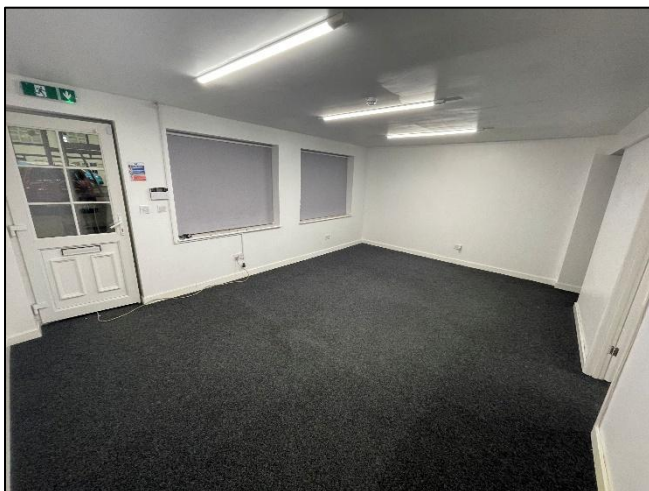
ASSOCIATES



**UNIT 2G, PAUL REYNOLDS
CENTRE, STAFFORD, ST16 2PJ**

**TO LET
£8,000 PAX**

- Modern office suite arranged over two floors
- The Paul Reynolds Centre is located on Foregate Street (A34)
- Located within a large mixed-use commercial complex
- 24 hour access and roller shutter door security
- Total NIA 1,034 sq. ft.



UNIT 2G, PAUL REYNOLDS CENTRE,

STAFFORD,

ST16 2PJ

GENERAL DESCRIPTION

A modern office suite located within The Paul Reynolds Centre on the A34 close to the town centre forming part of a larger complex of mixed-use commercial units. The office suite is arranged over two floors accessed from Browning Street via the secure indoor car park. Car parking is on a first come, first served basis.

LOCATION

The Paul Reynolds Centre is situated in a prominent position on Foregate Street (A34), opposite Greyfriars and adjacent to Browning Street. Located on the periphery of Stafford town centre on the A34, it has good access from Junction 14 of the M6 motorway.

SERVICES

Mains water and electricity are connected. Please note that no services have been tested by the agents. Water is charged at £21.66 per month and Electricity at 25.2 per kWh used with meters being read monthly.

VAT

The rent is subject to VAT

TENURE

The unit is available by way of a new lease for a term of years to be agreed. The tenant is responsible for all the internal repairs and maintenance and the landlord will be responsible for the external repairs and maintenance.

BUSINESS RATES

Rateable value	£8,600
Rates payable	£4291.40 pa (24/25)

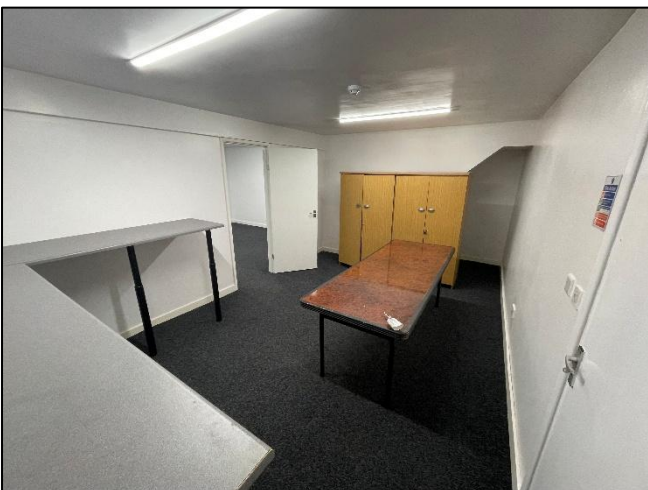
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor	474 sq. ft.
First Floor	560 sq. ft
Total	1,034 sq ft

ANTI MONEY LAUNDERING REGULATIONS

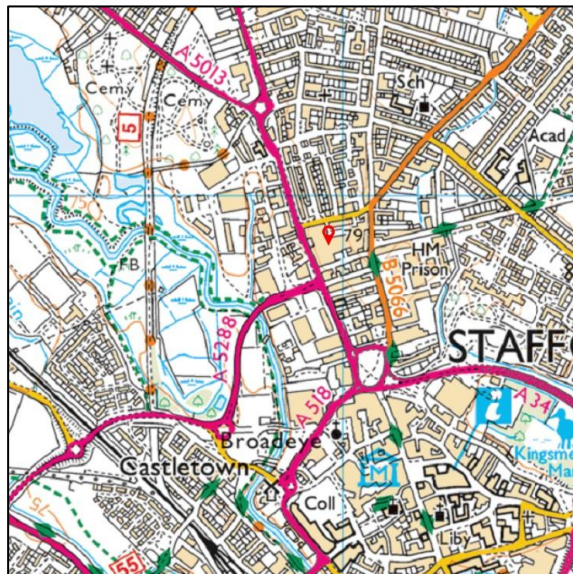
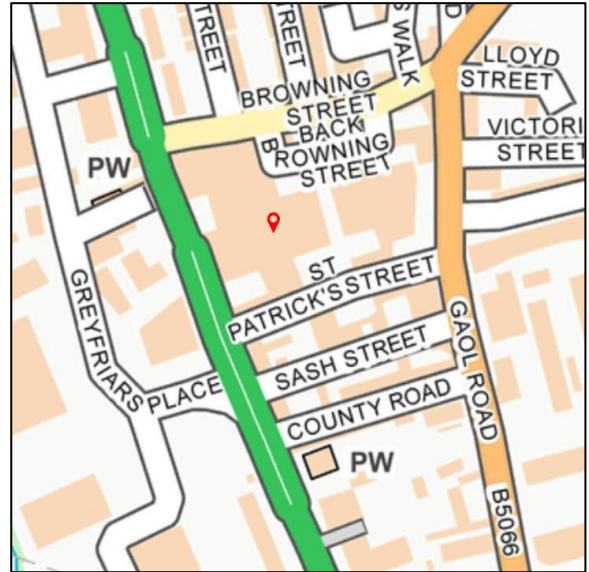
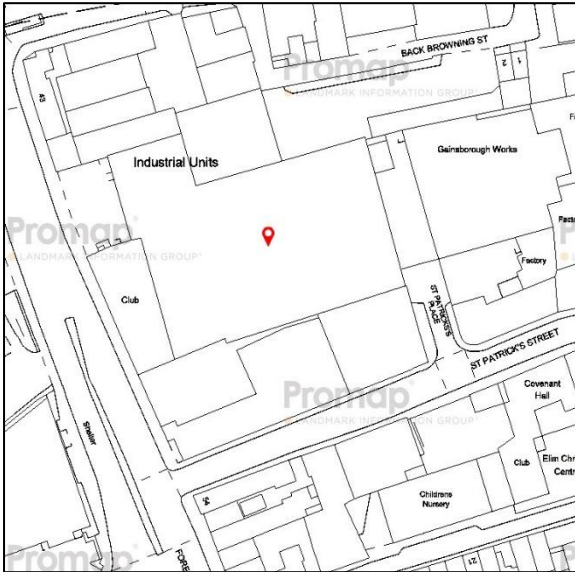
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



UNIT 2G, PAUL REYNOLDS CENTRE,

STAFFORD,

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements