



## Unit At Redhill Business Park, Staples Close, Redhill Business Park, Stafford, ST16 1WQ

**Various  
Sizes**



Prices from

# From £3,000

(from) Per annum

Offices - various sizes available on flexible lease terms.

**To view: 01782 212201**  
**commercial@bjbmail.com**



## Description

With a range of brand new offices, this centre is an exciting proposition for those looking for unfurnished office space in the Stafford area. With a stunning glass frontage, the space benefits from an abundance of natural light, which creates a nice, productive environment. The suites are open-plan and allow for customisable layout options, giving you full control over the identity of your office space. Rooms are also carpeted, and come with heating, lighting and several power points. Other amenities include 24 hour access and CCTV, kitchen facilities, lift access, meeting rooms, an onsite management team to answer any queries and offer services such as mail handling, and networking events. The centre also offers trade units, workshops and self-storage units.

## Location

The centre is located in Redhill Business Park, just off the A34 Stone Road and less than a mile from junction 14 of the M6. Situated on the outskirts of Stafford, tenants can be in the town centre within a seven-minute drive, ready to experience all the town's centre has to offer. Stafford railway station offers direct access to Birmingham New Street station, perfect for any business meetings tenants may have in the city. Nearby places also include Stoke-on-Trent (around a 20-minute drive) and Wolverhampton (just over 30-minutes drive)

## Accommodation

Ground floor offices from £250+VAT PCM (50-180 sq ft)  
1 x 500 sq ft first floor with 40 sq ft store first floor, front of the building (primo) @ £1125+VAT PCM  
1 x first floor open plan office of 1600 sq ft with windows along the length and to side elevation @ £2950+VAT PCM  
1 x second floor open plan office of approx. 2500 sq ft with windows along the length and to side elevation @ £3750+VAT PCM

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## 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 2018/19 is TBC. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises 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.

## 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.



## IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.