

TO LET

**UNIT 2A, MARCONI GATE, DYSON WAY,
STAFFORDSHIRE TECHNOLOGY PARK, BEACONSIDE,
STAFFORD, STAFFORDSHIRE, ST18 0FZ**



OFFICE PREMISES

1,105 sq ft (102.66 sq m) (Approx. Total Gross Internal Area)

- Close to J14, M6 Motorway
- Established Office Park
- Immediately available
- Parking Available

LOCATION

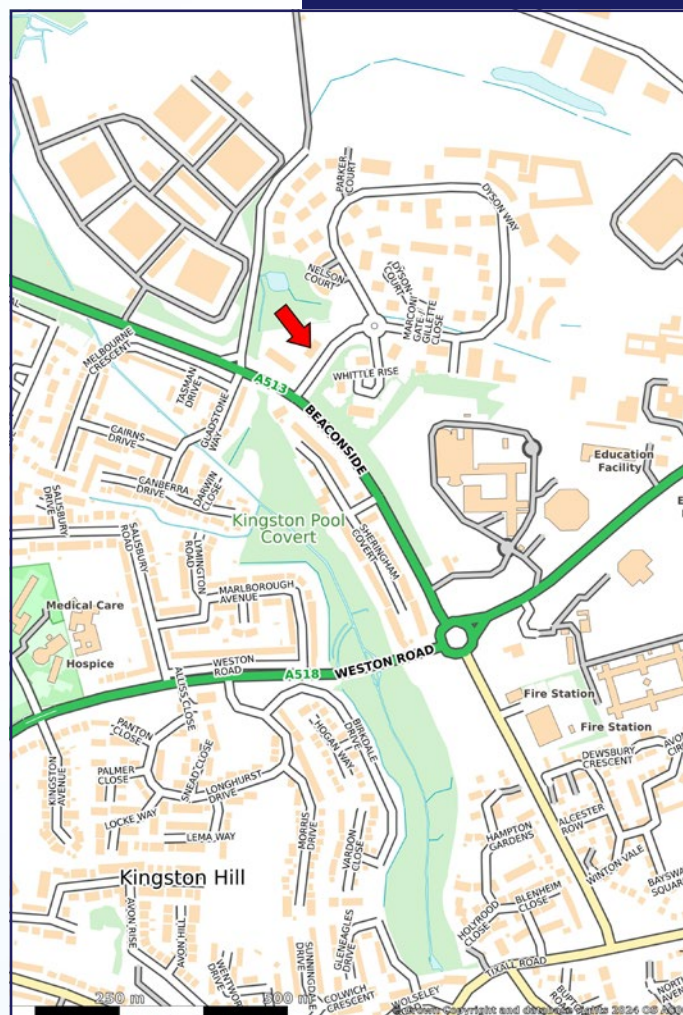
Marconi Gate is situated close to the University on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and linked to Junction 14 of the M6 motorway about one mile distant via the A513 eastern distributor road. Stafford also benefits from its rail connection 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 Defra, Stafford and Rural Homes, Staffordshire Schools Football Association and Handelsbanken.



DESCRIPTION

Marconi Gate is a development of two-storey office buildings of brick and tile construction arranged in two terraces with forecourt parking and provides a total of nine units with tenants including the NHS, Omicron and NFU Mutual Insurance. Unit No. 2a benefits from a prominent frontage to the main estate road and the accommodation provided is open-plan at ground floor level with fitted features including a suspended ceiling with recessed Category II compliant lighting, gas-fired central heating, carpeting, a refreshment point and fire and burglar alarm systems. The availability of the premises provides an ideal opportunity for potential users to acquire flexible, cost effective and practical working space on a prestige development, which has four parking spaces.

POSTCODE: ST18 0FZ



ACCOMMODATION

101.35 m2 1,091 sq ft

RENT

£12,000 pax

EPC

C (51)

RATEABLE VALUE

£10,500

VAT

All prices are quoted exclusive of VAT which we understand will be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com

07827 342 460

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1258 Date: 10/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

