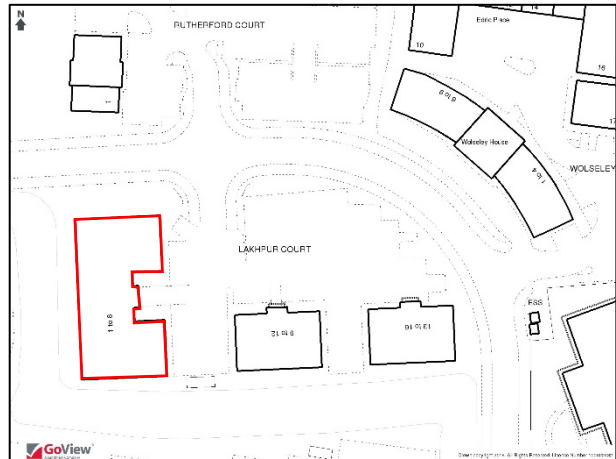




## Prominently Situated Prestige Office Suites To Let in Stafford



- **Suites Nos. 1-4, Cavendish House, Lakhpur Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FX**
- 1,730 sq.ft.- 8,290 sq.ft. (160.72 – 770.16 sq.m.)
- Category II lighting, suspended ceilings and carpeting fitted
- Comfort cooling and heating
- Fully DDA compliant
- Raised access floors and high specification
- Four miles from Junction 14, M6 Motorway
- Immediate availability

## LOCATION

Lakhpur Court is situated 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 four miles 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 the Staffordshire Police Authority, Defra, the National Probation Service, Stafford and Rural Homes, British Red Cross, The Football Association and Handelsbanken.

## DESCRIPTION

Lakhpur Court is a high quality development of two-storey brick and tile construction consisting of three imposing office buildings grouped to front an extensive forecourt car parking area.

Cavendish House is detached and provides accommodation accessed through an entrance lobby leading to eight suites on the ground and first floors with a passenger lift linking each level. The office areas are open-plan in format and each suite enjoys the benefit of its own male, female and disabled W.C. facilities and kitchen.

Fitted features include raised access floors, dado trunking, suspended ceilings with recessed Category II lighting, comfort cooling and heating, carpeting, coded entry systems to the main doors and intruder alarm protection of the common areas.

The ground floor is available as a whole providing a total net floor area of 8,290 sq.ft. (770.16 sq.m.) or in suites of 1,730 sq.ft. (160.72 sq.m.) and 2,415 sq.ft. (224.36 sq.m.) capable of accommodating larger area requirements by way of a variety of combinations.

The availability of the premises provides an ideal opportunity for a potential user to acquire flexible, cost effective and practical working space on a prestige development.

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

<b>GOUND FLOOR</b>	<b>DESCRIPTION</b>	<b>NET FLOOR AREA (SQ.FT.)</b>	<b>NET FLOOR AREA (SQ.M.)</b>
SUITE NO. 1	Open-plan office, kitchen and male, female and disabled W.C. facilities.	1,730	160.72
SUITE NO. 2	Open-plan office, kitchen and male, female and disabled W.C. facilities.	2,415	224.36
SUITE NO. 3	Open-plan office, kitchen and male, female and disabled W.C. facilities.	2,415	224.36
SUITE NO. 4	Open-plan office, kitchen and male, female and disabled W.C. facilities.	1,730	160.72
	<b>TOTAL NET FLOOR AREA</b>	<b>8,290</b>	<b>770.16</b>
EXTERNAL block paved forecourt car parking providing twenty-six spaces in total. Landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. Separate comfort cooling and heating systems serve each suite.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable values of the suites are to be reassessed.

## EPC

The Energy Performance Certificates issued for this property indicates an Asset Rating of 69 within Band C for Suite No.1, an Asset Rating of 72 within Band C for Suite No. 2, an Asset Rating of 74 within Band C for Suite No. 3 and an Asset Rating of 70 within Band C for Suite No.4. Full certificates with recommendations will be provided on request.

## TERMS

The premises are available on new full repairing lease(s) for terms to be agreed at rentals based on £11.00 a sq.ft. per annum, exclusive of rates and VAT. The landlord will insure the premises and recharge the tenant(s) the apportioned cost thereof. A service charge applies and covers the cost incurred in respect of the maintenance of the external parts of the building, common areas and the Park in general.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease(s) and the counterpart lease(s), together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agent's Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3535 17/02/19**

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