

First Floor Office | Stafford 128 | Mustang Drive | Stafford | ST16 1GW



OPEN PLAN FIRST FLOOR OFFICES WITH OVER 75 CAR PARKING SPACES SITUATED ON AN ESTABLISHED BUSINESS PARK



TO LET

6,573 ft²

(610 m²)

- IMMEDIATELY AVAILABLE via sublease until 21st June 2029
- Quoting rent of £10 psf
- Flexible lease terms
- Single floorplate
- Communal reception on GF with the potential for occupier branding
- Strategically located in close proximity to J14 M6
- Access to 75 car parking spaces

LOCATION

Stafford 128 is well located next to J14 of the M6 motorway, connecting to the national motorway network.

The building is situated 15 miles from Stoke-on-Trent and Birmingham City Centre is within a first-floor drivetime. Birmingham international airport is only 49 minutes from the site.

M6 (J14) : 0.8 MILES, 2 MINUTES

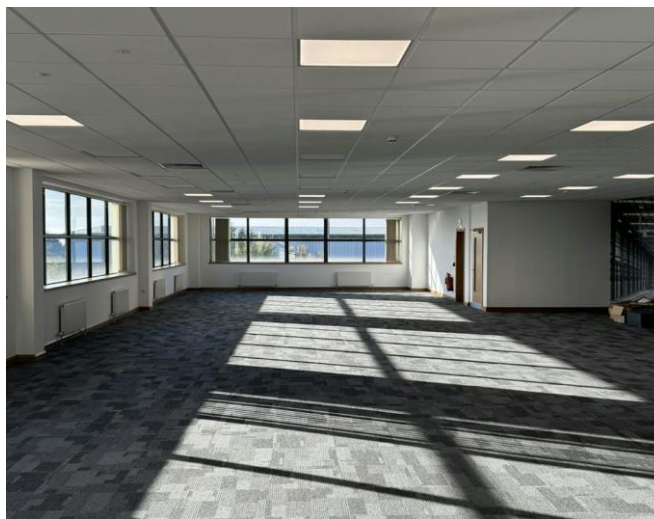
M54 (J1) : 15.9 MILES, 20 MINUTES

M5 (J8) : 23.2 MILES, 26 MINUTES

DESCRIPTION

The first-floor office provides the following specification:

- 6,573 sq ft open floorplate
- Communal reception on the GF with the potential for occupier branding
- Lifts/stairs providing access to the first-floor offices
- Raised access floors, comfort cooling system and sensed LED lighting, WC's
- 75+ car parking spaces available



FLOOR AREAS

Stafford 128	SQ M	SQ FT
First floor office	610m ²	6,573ft ²
Total	610m ²	6,573ft ²

RENT

The first-floor office is available via sublet with a quoting rent:

£65,730 per annum exclusive
(£10 per sq ft)

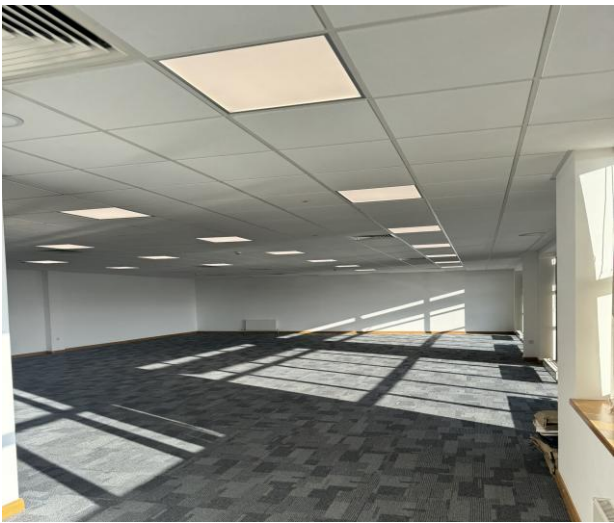
BUSINESS RATES

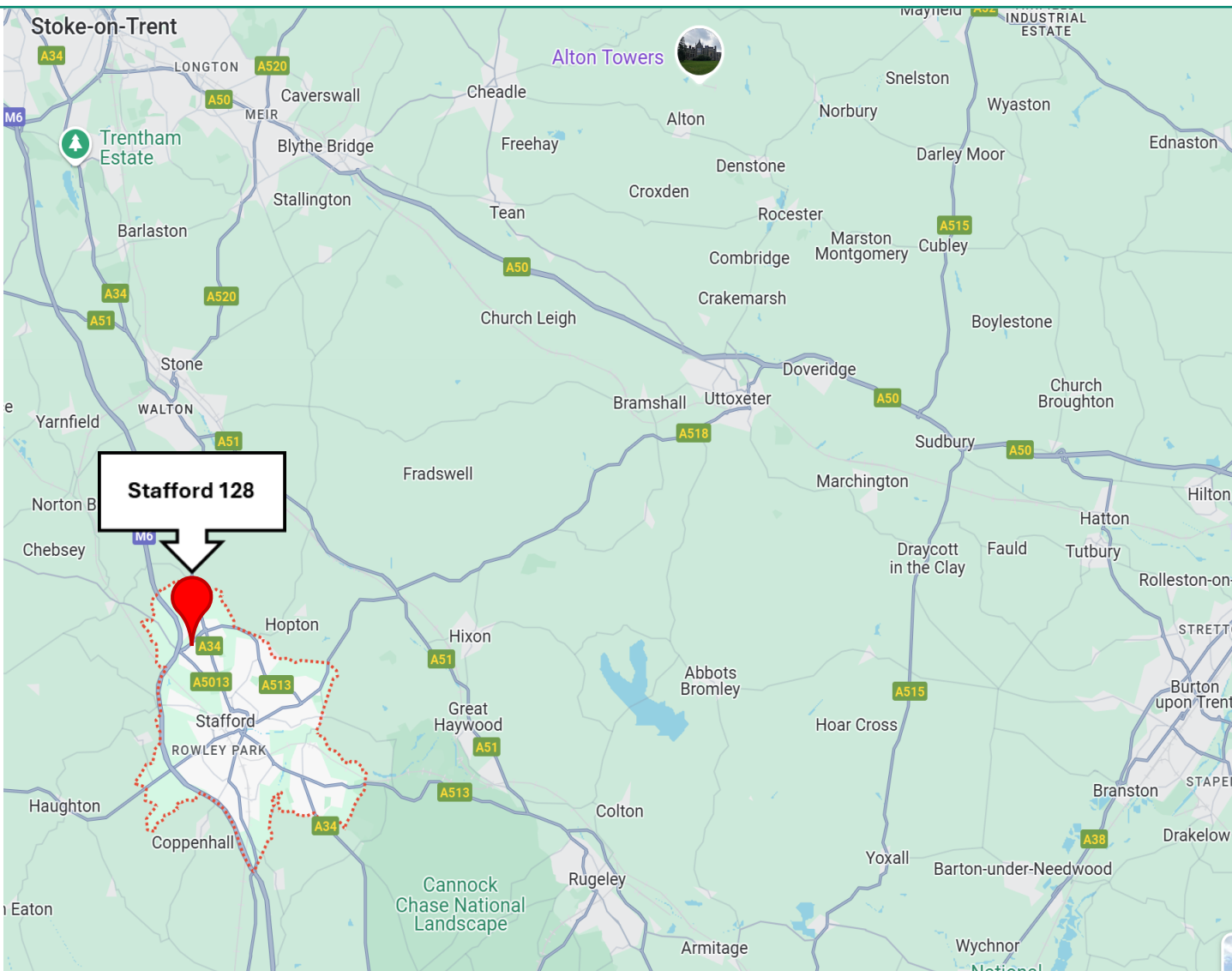
From enquires of the valuation office website we understand the following:

Rateable Value from 7th July April 2023: £49,021

VAT

We understand that VAT is to be payable upon the rent due





EPC

The building has an EPC rating of **A 13**

CONTACT

For further information or to arrange a viewing please contact:

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