



**Prominently Situated  
Prestige  
Office Suite  
To Let in Stafford**



- **Suite No. 4, First Floor, Dalton House, Lakhpur Court, Dyson Way, Staffordshire Technology Park, Beaconside, Stafford, Staffordshire, ST18 0FX**
- 1,430 sq.ft. (132.85 sq.m.)
- Category II lighting, suspended ceiling and carpeting fitted
- Comfort cooling and heating
- Fully DDA compliant with lift installed
- Raised access floor and high specification
- Four miles from Junction 14, M6 Motorway
- Available from October 2017

## 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.

Dalton House is detached and provides accommodation accessed through an entrance lobby leading to four suites on the ground and first floors with a passenger lift linking each level and with each suite enjoying the benefit of its own male, female and disabled W.C. facilities and kitchen.

Suite No. 4, which is on the first floor, has been partitioned to provide a meeting room and two offices and fitted features include a raised access floor, dado trunking, suspended ceiling 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 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)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Shared entrance	-	-
FIRST	Open plan office, meeting room, office, kitchen and male, female and disabled WC facilities	1,430	132.85
	<b>TOTAL NET FLOOR AREA</b>	<b>1,430</b>	<b>132.85</b>
<b>EXTERNAL</b> block paved forecourt car parking area providing six spaces.			

## 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 value of the property is £13,000 with uniform business rates payable of £6,058 for the year ending March 2018. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 61 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of £14,300 per annum, exclusive of rates, and VAT. The landlord will insure the premises and recharge the tenant 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 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 and the counterpart lease, 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/4013 05/04/17**

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