



Offices at Dunston Business Village, Dunston, Staffordshire, ST18 9AB

- Award Winning Serviced and Managed Offices
- From 200 sq ft (18.6 sq m) to 10,000 sq ft (99 sq m)
- High Spec and Hi Tech Office Accommodation
- Prominent Location
- Link www.dunstonbusinessvillage.com



Printcode: 20240515

Offices at Dunston Business Village, Dunston

LOCATION

Dunston Business Village is located approximately 2 miles south of junction 13 of the M6 motorway occupying a prominent position on the A449 trunk road which links Stafford to Wolverhampton via Penkridge.

DESCRIPTION

Sitting on a 25 acre countryside site Dunston Business Village has been developed to provide a range of high specification office accommodation that is available to let on either a managed or a serviced office basis.

Dunston Business Village currently comprises of restored farm buildings together with recently installed high spec log cabin style buildings.

ACCOMMODATION

All measurements are approximate:

Barn 1 - Office C1 (1) (EPC B-45)

A first floor office extending to approx 1,400 sq ft (130 sq m)

Barn 1 - Office C1 (2) (EPC B-45)

A first floor office extending to approx 1,000 sq ft (92 sq m)

Barn 1 - Office A (EPC B45)

A ground floor office extending to approx 2,600 sq ft (241 sq m)

Car parking

Available on site at a suggested ratio of 1 space to 200 sq ft.
All offices benefit from access to wc, shower & kitchen facilities.

FURTHER INFORMATION

Dunston Business Village has a security access system for all offices, air conditioning, computer and data points and automatic light sensors.

In addition the village has its own Bistro and meeting rooms.

Dunston Business Village also offers a full range of optional additional services and technology that can be bolted onto the lease. These services include communications and IT, security and cleaning.

Dunston Business Village can also offer virtual office facilities.

AVAILABILITY

Immediate.



PROPERTY REFERENCE

CA/BP/1871/a0126/AWH

LOCAL AUTHORITY

South Staffordshire District Council Tel: 01902 696000.

RATEABLE VALUE & RATES PAYABLE

To be advised.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are available for all offices. The lowest EPC Rating at Dunston Business Village is "B".

RENT

Rents from £18.50 per sq ft inclusive of service charge plus VAT.

VAT

VAT is charged in addition to rents and other outgoings on this site.

LEASE

Term to be agreed between the parties.

TERMS

Either full repairing and insuring basis or internal repairing and insuring basis depending on the individual office.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas.

LEGAL COSTS

Each party to bear their own legal costs. The landlord has a standard short form lease, a copy of which can be made available for inspection.

VIEWING

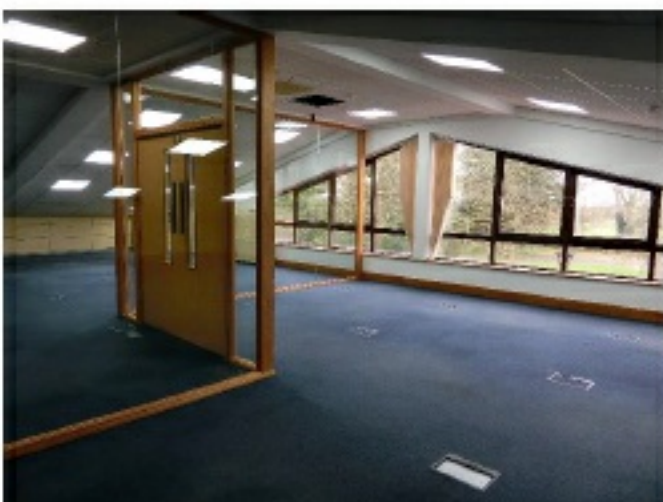
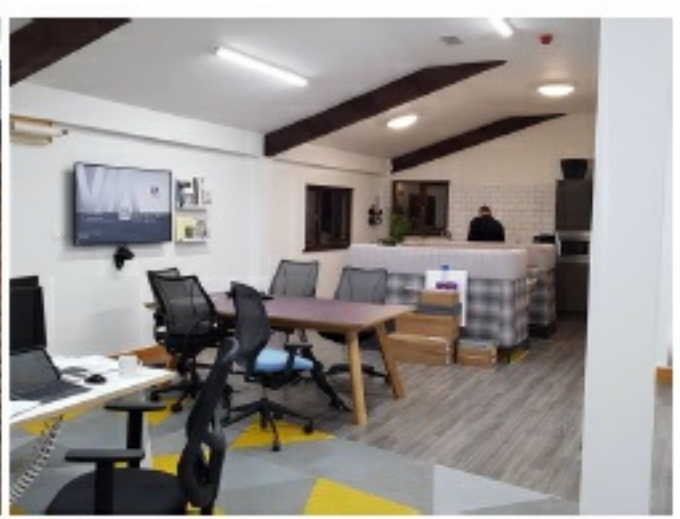
Strictly by prior appointment with the Agent's Cannock office.

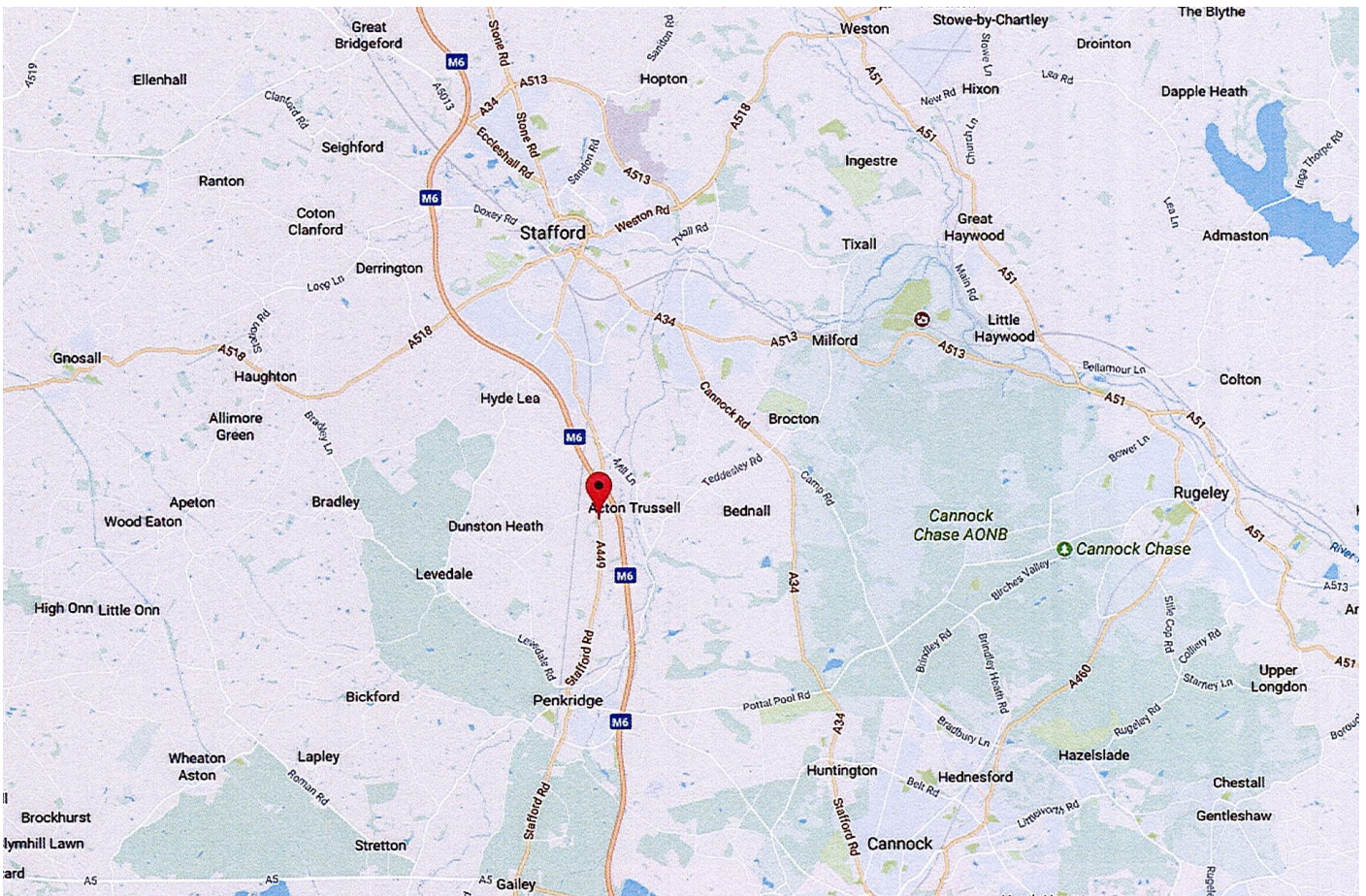
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