

Office Suites – Beacon House, Beacon Business Park, Off Weston Road, Beaconside, Stafford, ST18 0WL

TO LET

- Well appointed, modern office suites of various size & configuration.
- High profile prominent position adjacent to the main Beaconside & Weston Road in Stafford with close links to the M6 Motorway (J13 & J14). Good access to M1.
- 16 Suites available offering a range of sizes from 172 sq ft to 1,646 sq ft. (or a combination of).
- Ample on site car parking to be allocated.
- Close proximity to amenities including Costa, Co-op Food & Public House.



Louis Taylor

DESCRIPTION

Sixteen self-contained office suites situated at ground and first floor located within Block QA of the popular Beacon Business Park. This well located park is situated just off the main Weston Road and benefits from 24/7 manned security.

Each suite offers good quality office accommodation which are carpeted, double glazed, with electric heating, Cat II recessed lighting and benefit from ample onsite parking. There is also the availability of lightning fast fibre connectivity on site subject to agreement.

Access to additional facilities including shared meeting rooms, kitchens and W.C.'s

LOCATION

Stafford is strategically placed on the M6 corridor between Birmingham (28 miles to the south), Stoke on Trent (14 miles to the north) and Manchester (58 miles to the north).

Situated just off Weston Road on the eastern gateway into Stafford and less than two miles from Stafford town centre, Beacon Business Park in which these office suites are located is currently home to a mix of varied business uses with supporting facilities, including Costa Coffee, Knot & Plough public house, Co-operative Convenience Store and soon to be completed national hotel chain etc.

PLANNING

B1 office use obtained on the 11th April 2019 under consent reference 19/30056/COU.

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

SERVICES

All mains services are connected but have not been tested by the Agent.

EPC

Suites have an EPC rating of D>81.

Outside

Ample onsite parking spaces to be allocated. Please see parking plan incorporated below.

The available office suites are located within Building QA and benefit from 24/7 onsite manned security. Being situated within the grounds of Beacon Business Park this provides a spacious, well maintained and attractive working environment.

BUSINESS RATES

The available office suites have not yet been separately assessed.

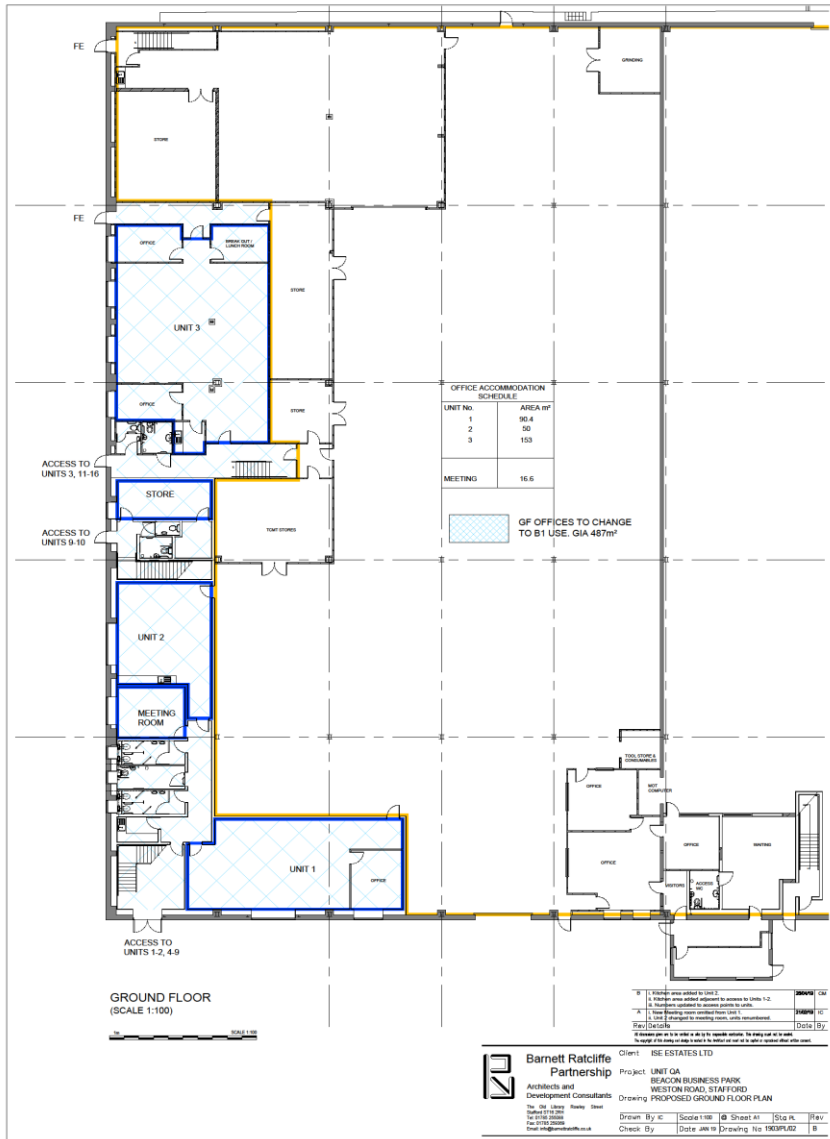
TENURE

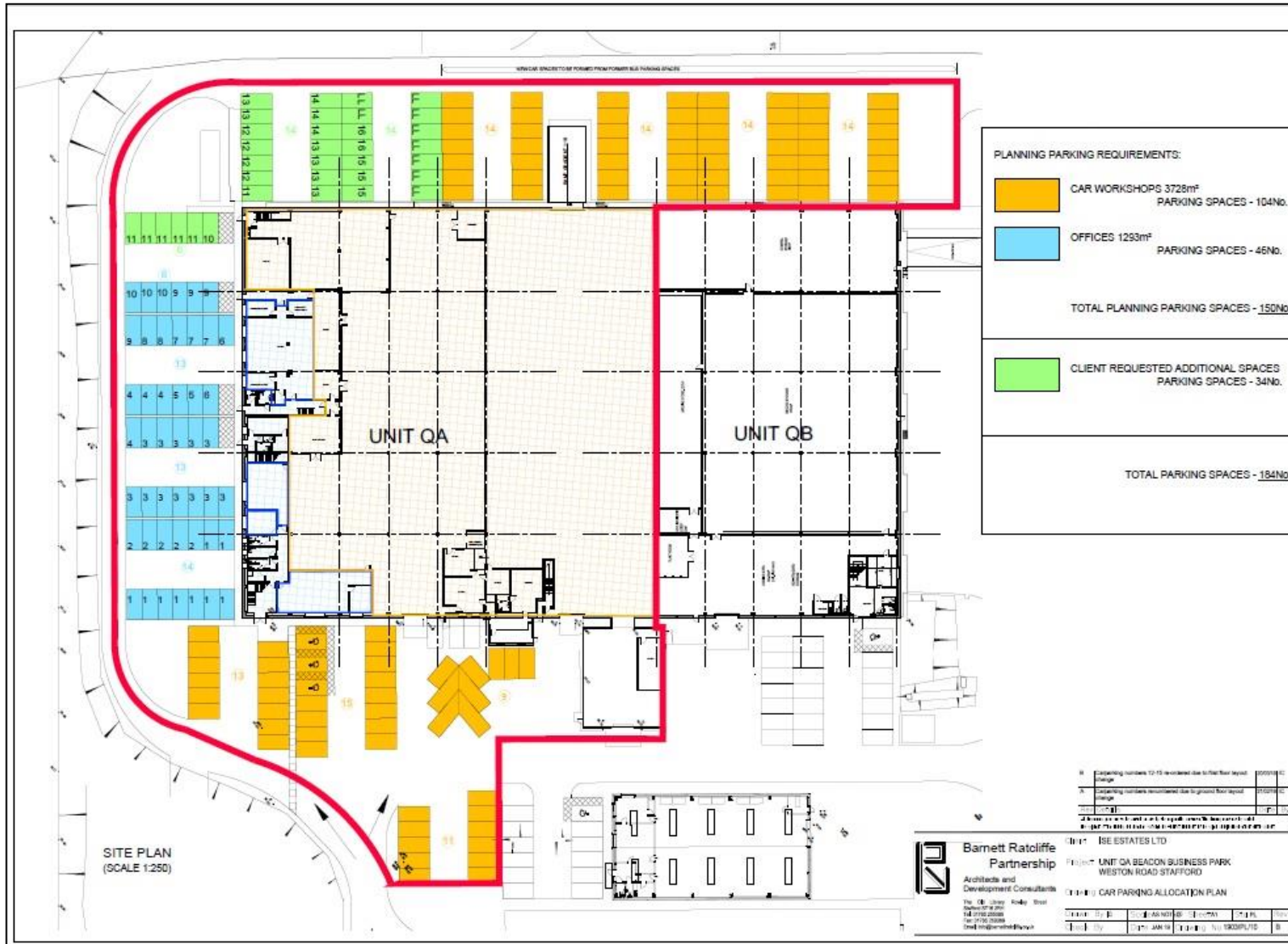
Leasehold upon terms to be negotiated.

VIEWING - Ian Cotterill ian.cotterill@louis-taylor.co.uk

ASKING RENTS

SUITE NO.	FLOOR	SIZE (per sq.ft.)	SIZE (per sq. m.)	PARKING SPACES	ANNUAL RENT (£ p.a.)
1	Ground	973	90	9	7,750
2	Ground	538	50	5	5,200
3	Ground	1,646	153	12	12,650
4	First	463	43	4	3,795
5	First	215	20	2	2,495
6	First	172	16	2	2,495
7	First	258	24	3	2,495
8	First	183	17	2	2,495
9	First	484	45	4	3,795
10	First	382	36	4	2,950
11	First	1,098	102	6	8,250
12	First	377	35	4	2,750
13	First	656	61	6	5,500
14	First	280	26	3	2,495
15	First	280	26	3	2,495
16	First	194	18	2	2,495





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