TO LET

TSR
TOWLER SHAW ROBERTS

HIGH QUALITY OFFICES IN ATTRACTIVE RURAL SETTING







SUGNALL BUSINESS CENTRE

NR ECCLESHALL

STAFFORD

ST21 6NF

- Well-presented range of individual office suites ranging from approx. 160 sqft (14.86 sqm) to 585 sqft (54.34 sqm).
- Well-appointed accommodation with generous on-site car parking.
- Occupying a pleasant rural setting on the outskirts of the attractive market town of Eccleshall with good access to the main road network.
- Available To Let on new Lease on terms to be agreed.
- Rent based on **£10 per sqft** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Sugnall Business Centre is located in a pleasant court yard setting in the centre of Sugnall, with good access to the main road network. Sugnall is an attractive rural village located approximately 2.5 miles west of Eccelshall, and 10 miles west of Stafford and provides good onsite car parking

Description

The property comprises a range of former farm buildings which have been tastefully converted to provide a number of self-contained offices arranged over 2 floors in an attractive setting. The accommodation has been converted to a modern standard whilst retaining the character and certain original features from its former use. The Office Park also has the benefit of generous on-site parking to cater for both the offices and visitors.

Accommodation

Available Units	SQFT	SQM
Unit 4 (FF)	400	37.16
Unit 7 (FF)	395	36.69
Unit 8 (FF)	530	49.23
Unit 14 (FF)	585	54.34
Unit 15 (GF)	310	28.79
Unit 16 (GF)	160	14.86
Unit 17 (GF)	455	42.27

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

The office suites are available to let on a new Tenant's internal repairing and insuring basis on terms to be agreed. The Lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

Rent based on **£10 per square foot** per annum exclusive to be payable quarterly in advance.

Service Charge

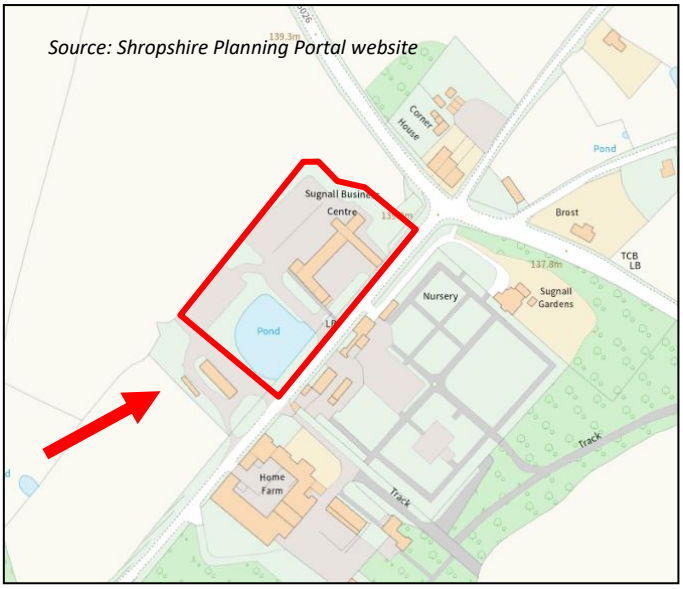
There is a service charge payable in addition for the maintenance and upkeep of the Business Park to be payable on a quarterly basis with the rent. Further information is available from the Letting Agents.

Planning

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ. Tel: 01785 619000.



For Reference purpose only Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D (79)

Business Rates

Details of Business Rates are available from the Letting Agents upon request.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable legal costs in connection with the grant of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has elected to charge VAT on the rent and service charge.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the joint Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Balfours New Windsor House, Oxon Business Park, Shrewsbury, Shropshire, SY3 5HJ, Tel: 01743 239206

January 2024 / Amended June 2026

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

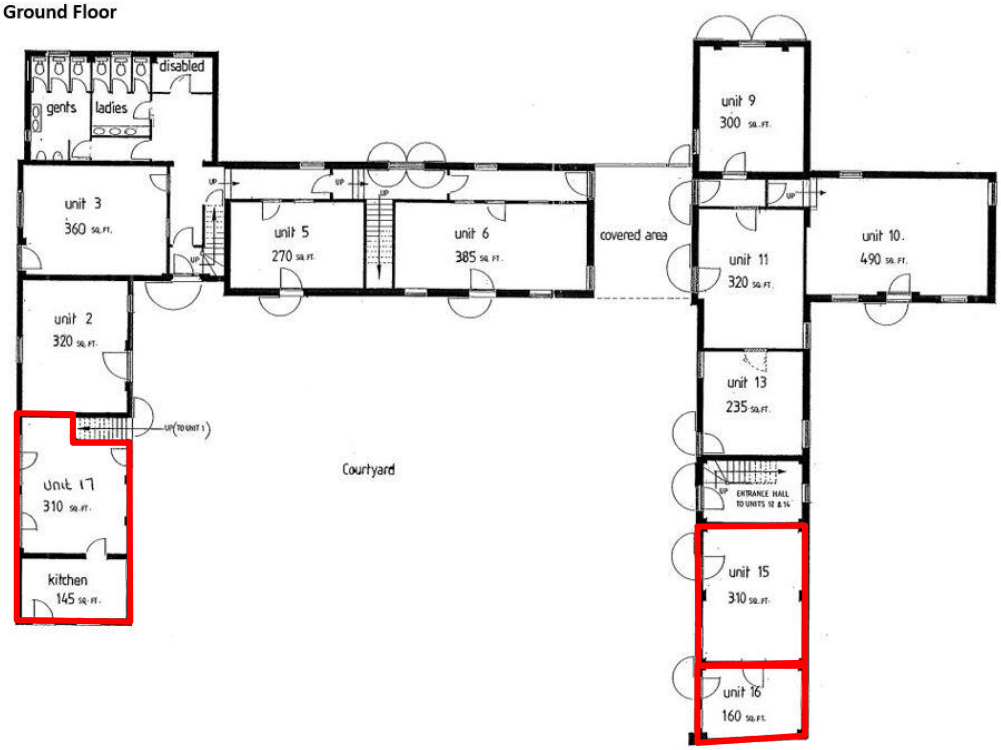
Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

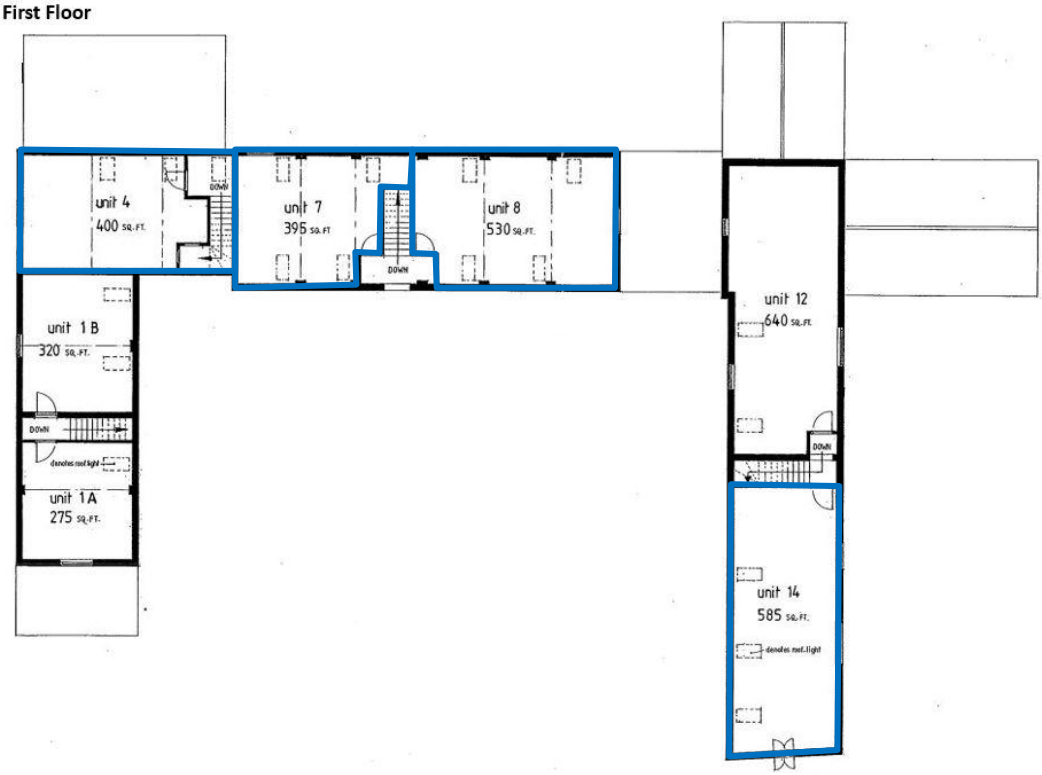
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Important Notice
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Ground Floor



First Floor



For Reference Purposes Only

Not to Scale.

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