

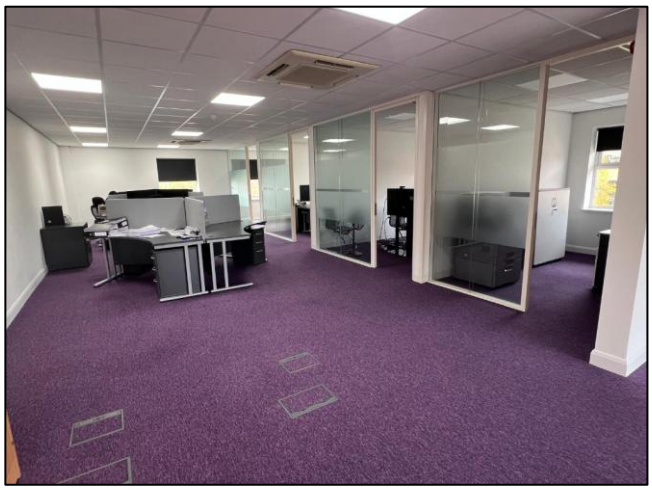
RORY MACK

ASSOCIATES

7 Hargreaves Court, Dyson Way, Staffordshire Technology Park, Stafford, ST18 0WN

TO LET:
£22,500 PAX

- Superbly presented office accommodation
- Popular business location with excellent transport links
- Total NIA: 2,463 sq.ft. with 11 car spaces
- EPC Band C - 56





7 Hargreaves Court, Dyson Way, Staffordshire Technology Park, Stafford, ST18 0WN

GENERAL DESCRIPTION

Hargreaves Court is an exclusive development of office buildings arranged around extensive car parking and landscaped communal areas. Unit 7 is located down a quiet cu-de-sac and comprises a two storey semi detached brick built office with a tiled, pitched roof. Access is via a glazed frontage leading to a pleasant and open reception with disabled WC, male and female toilets and kitchen. Internally the property features suspended ceilings, air conditioning, carpeting and broadband connectivity.

LOCATION

Hargreaves Court forms part of the popular Staffordshire Technology Park on the outskirts of Stafford and 3 miles from J14 of the M6. The park is surrounded by numerous major traffic links and is within walking distance of County Hospital Stafford.

SERVICES

Mains electric, water, air conditioning and drainage connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed, subject to periodic rent reviews and with each party bearing their own legal costs.

EPC

56 – Band C

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BUSINESS RATES

Rateable Value: £21,250

Rates Payable: £10,603 pa (26/27)

ACCOMMODATION

Ground Floor

Office:	987 sq ft
Entrance hall:	181 sq ft
Kitchen:	38 sq ft
WC	-----
Disabled WC	-----

First Floor

Office:	1,257 sq ft

Total NIA: 2,463 sq ft

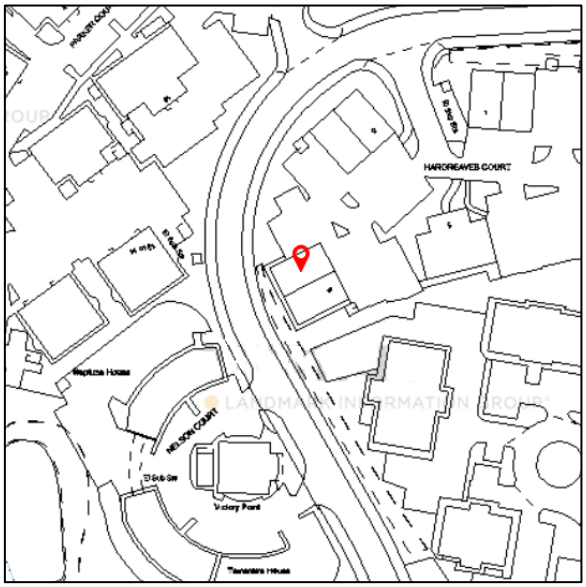
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds





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