



ACTON COURT

STAFFORD

Headquarter Office Building To Let

ACTON COURT | ACTON GATE | STAFFORD | ST18 9AP

From 1,547 – 16,260 sq ft

TSR
TOWLER SHAW ROBERTS



M6 Motorway

Public House

Holiday Inn

The Range Distribution Centre

McDonald's Drive-Thru

A449



Location

The property occupies a highly visible and prominent location on a modern mixed-use commercial/leisure park immediately to the north of Junction 13 of the busy M6 Motorway, approximately 3 miles from Stafford Town Centre. Neighbouring occupiers include a 475,000 square foot The Range distribution centre, McDonalds Drive Thru and Holiday Inn Express Hotel.

Stafford is the County Town and administrative centre of Staffordshire, being strategically located with excellent road communication by virtue of its proximity to the M6 Motorway, with J13 and J14 being 4 miles to the south and 2.5 miles to the north west respectively, connecting the town to major cities such as Birmingham and Manchester and the wider national motorway network. The property also benefits from a regular bus service from the town centre via routes 875 & 878.

The town supports a number of major employers including; Housing Plus, Staffordshire University and Staffordshire Police and has a main-line railway station with regular direct services to Birmingham New Street and London Euston.

Travel Distances



Motorways

M6 Junction 13 – ¼ Mile
M6 Junction 14 – 5 Miles
M6 Toll – 7 Miles



Cities

Stoke on Trent – 21 Miles
Birmingham – 25 Miles
Manchester – 61 Miles



Airports

Birmingham International Airport – 35 Miles
East Midlands Airport – 50 Miles
Manchester Airport – 54 Miles



Train Travel Times

Stafford > Birmingham New Street – 33 minutes
Stafford > Manchester Picadilly – 48 minutes
Stafford > London Euston – 1 hour 17 minutes

High Specification Modern Offices in established Business/Leisure Park Location



Description

Acton Court comprises a substantial modern headquarter office building extending in total to approximately 16,260 sqft (1,510 sqm) combining an impressive frontage and refurbished office accommodation with extensive car parking facilities including EV charging points. The building is part 3-storey and part 2-storey having been designed to provide a mix of open-plan and cellular offices, with a modern central reception, staircase and lift access to the upper floors.

The premises are available as a whole or as separate individual suites, ranging from 1,547 sqft (143.76 sqm) upwards to suit occupiers requirements.

Key Features



Raised Floors
with Cat 5 Underfloor
Data Connections



8 Person
Passenger
Lift



Combined
Heating/Cooling
System



Circa 60 Onsite Parking
Spaces (1:163 sqft)
including 4 EV points



Excellent
Natural Light



Located adjacent
to J13 of the
M6 Motorway



Suspended ceiling with
LED Lighting



Good public
transport links



Highly visible
and prominent
location



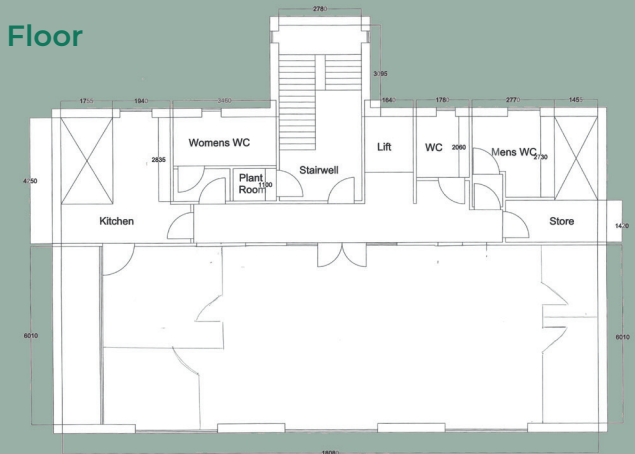
Ground Floor



First Floor



Second Floor



Accommodation

Floor	SQFT	SQM
Ground Floor	7,452	692.3
First Floor	7,261	674.5
Second Floor	1,547	143.7
Total Net Internal Floor Area	16,260	1,510.62

Services

It is understood that all mains' services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Offices and Premises

Rateable Value – £250,000

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.

Tenure

The premises are available To Let as a whole or as individual suites on a tenant's pro-rata full repairing and insuring basis for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

Based on **£12 per square foot** per annum exclusive. A service charge is payable in addition, details of which are available from the Letting Agents upon request.

Data Room

A data room including planning, site information, asbestos, utilities, title and other relevant information for the site is available on request.

Local Authority

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

EPC

Energy Performance Rating: C 70.

Legal and Surveying Costs

Each party to bear its own legal and surveyor's costs.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

For further information or to arrange a viewing please contact the sole letting agents.



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