



**Fully Let Office Investment
Long Leasehold For Sale**

Office B, Dyson Court Dyson Way, Stafford, ST18 0LQ

Investment summary

- Excellent opportunity to purchase a modern self-contained office with an EPC rating of B (39)
- Situated on Dyson Court within Staffordshire Technology Park
- Neighbouring occupiers include NFU Mutual Insurance, Handelsbanken, British Red Cross, and Mid-Staffordshire General Hospitals
- Let to Vantage Consulting (Midlands) Limited, an award-winning recruitment agency specializing in engineering and technology across the UK, Europe, and the US.
- Rental income of £28,750 per annum from the lease commencement until the 05/12/2025 and thereafter £57,500 per annum
- Renewed 6-year lease from 05/06/2025, demonstrating commitment to the location
- The property is held on a 125-year (less 3 days) from 4th August 2000
- Offers in excess of £459,000 (Four hundred and ninety-five thousand pounds)
- A purchase at this level reflects a net initial yield (NIY) of 12% assuming usual purchaser's costs.



The property

Description

Dyson Court has been designed to suit all the needs of modern office occupiers, providing adaptable open plan space. Office B is of a brick construction under a pitched tiled roof and extends to approximately 6,784 Sq Ft (630.28 Sq M) with 30 parking spaces to the front and side of the building.

The detached, two-storey building is predominately open plan and includes demountable partitioned meetings rooms on both levels, configured to the tenant's specification.

The property is served by a stairwell and a passenger lift within a tiled entrance lobby. Located on the ground floor is a server room, breakout room, kitchenette and shower facilities. Each floor level has male and female W/C facilities with a disabled W/C located to the ground floor.

The office accommodation has clear access raised floors, suspended ceilings and recessed LED lighting throughout. The self-contained unit additionally features wall mounted radiators (gas central heating wet system), an intercom system and a localised comfort cooling system to the first floor

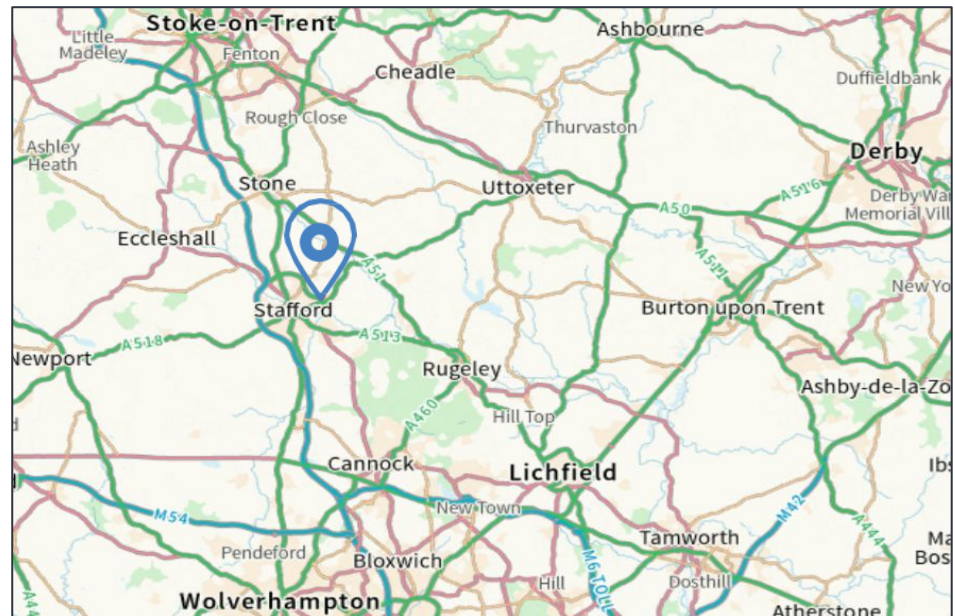
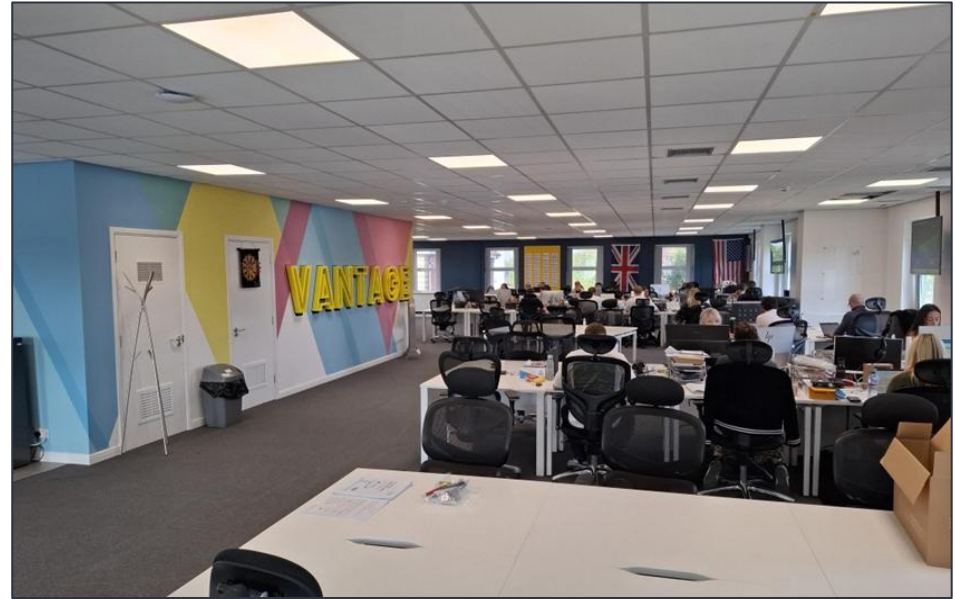
Location

Dyson Court is situated on the Staffordshire Technology Park in Stafford, a market town and the county town of Staffordshire in the West Midlands region. The dedicated office park is approximately 2.7 miles North-East of Stafford town centre.

Staffordshire Technology Park holds a range of occupants, including Staffordshire Police Headquarters, NFU Mutual Insurance, Handelsbanken, British Red Cross, British Schools Football Association and Mid-Staffordshire General Hospitals.

Dyson Court is situated adjacent to the A518 allowing for an excellent road network with Junction 14 of the M6 being within 4 miles. Stoke-on-Trent is 19 miles west of the subject property with Birmingham and Derby being within an hour's drive.

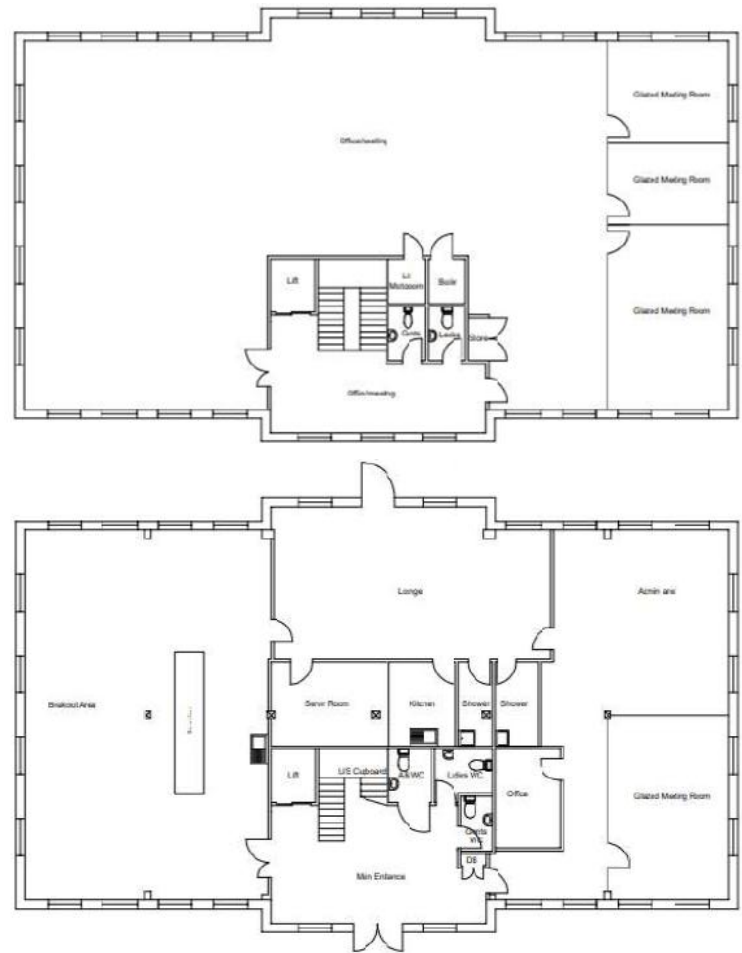
Stafford benefiting from Intercity Rail Connection with the train to London Euston being 1 hour and 18 minutes, 48 minutes to Manchester Piccadilly and 34 minutes to Birmingham New Street.



Accommodation

The accommodation has been measured in accordance with the RICS Property Measurement 2018 on an IPMS 3 – Office basis and provides the following approximate areas:

Floor/Unit	Use	Sq M	Sq Ft
Ground Floor	Office	314.54	3,386
First Floor	Office	315.74	3,399
Total		630.28	6,784



Further information



Tenancy and Covenant

Office B is let to Vantage Consulting (Midlands) Limited (Company Number: 07061618). Vantage Consulting (Midlands) Limited hold a 6-year, full repairing and insuring lease renewal from 5th June 2025.

The passing rent from lease commencement until 5th December 2025 is £28,750 and thereafter £57,500 per annum.

The lease incorporates a tenant break clause on the 4th June 2027 and 4th Jun 2029. Review dates include 5th June 2027 and 5th June 2030 with the rent paid on the first day of each month.

Vantage Consulting (Midlands) Limited is an award-winning recruitment agency specializing in engineering and technology across the UK, Europe, and the US. RFA credit report June 2025, provides a rating for Vantage Consulting (Midlands) Limited of 52/100, a bronze rating.

Year	Turnover	Profit/(Loss) For the Year	Total Assets (Less Current Liabilities)
Dec 2024	£10,916,228	£202,581	£280,856
Dec 2023	£10,889,168	(154,438)	£305,290
Dec 2022	£12,903,943	682,838	£765,261

Proposal

We are instructed to seek offers in excess of £459,000 for the long leasehold interest. A purchase at this level reflects a Net Initial Yield of approximately 12% assuming usual purchaser costs and a capital value of £68.00 psf.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). It is assumed the property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes

AML

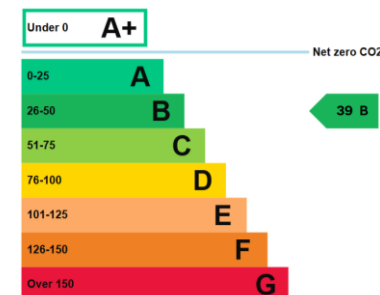
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

Tenure

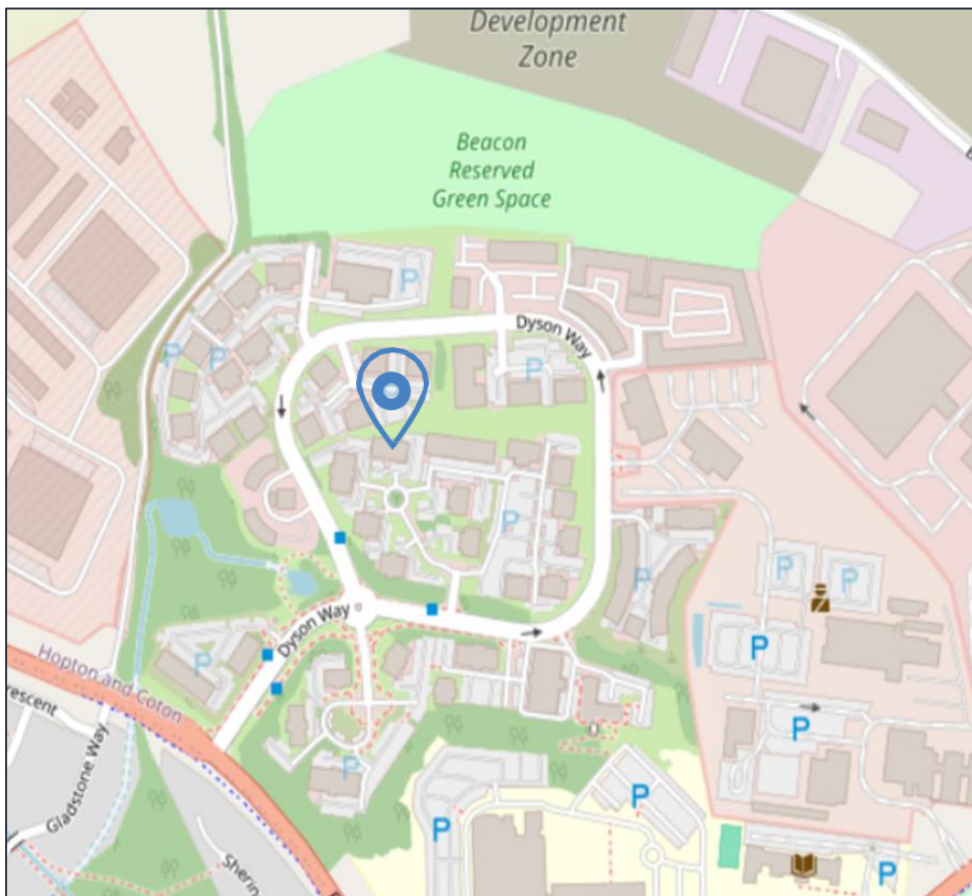
Leasehold (SF483279). The property is held on a 125-year (less 3 days) long leasehold interest expiring from 04/08/2000 subject to a peppercorn rent.

EPC

The property is assessed with a B (39) rating expiring 14/07/2032.



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Contact us

Viewings by appointment only, to arrange a viewing, please contact:



Charles Warrack

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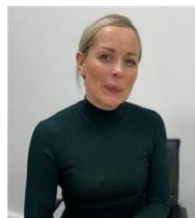
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