

RORY MACK

ASSOCIATES

TO LET:

£16,000 PAX

Unit 1A, Paul Reynolds Centre

42-44 Foregate Street, Stafford  
Staffordshire, ST16 2PJ



- A spacious open plan first floor office, located roadside on Foregate Street (A34), Stafford
- Located within The Paul Reynolds Centre, a large mixed-use commercial development
- Accommodation includes fitted kitchen, data cabling and separate male and female WC's
- Total NIA 3,544 sq. ft.
- Suitable for alternative uses (STP)
- EPC Category C - 69

COMMERCIAL ESTATE AGENCY  
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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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## GENERAL DESCRIPTION

An open plan first floor office located within The Paul Reynolds Centre on the A34 close to the town centre and forming part of a larger complex of mixed-use commercial units. Other occupiers include Fishworld, Bizarre Balloons, Anatolian Palace, Envy Hair and Beauty and Well Studio Digital.

The office is arranged over one floor and accessed from within the indoor car park via a staircase and shared lobby area. A separate modern fitted kitchen, gas-fired central heating, copious data cabling is installed, with separate male and female WC's within the demise. There is also a small storage room and smaller separate office space.

The premises are located along the main road, facing Foregate Street and prominent to passing traffic.

## LOCATION

The Paul Reynolds Centre is situated in a prominent position on Foregate Street (A34), opposite Greyfriars and adjacent to Browning Street. Located on the periphery of Stafford town centre on the A34, it has good access from Junction 14 of the M6 motorway.

The Paul Reynolds Centre is a 10-minute walk to the town centre and 20-minute walk to Stafford Train Station. Close by business' include Screwfix, Cartridge World, Halford's and Lidl and access to the centre is via Browning Street with parking within the indoor car park.

## ACCOMMODATION

Unit 1A: First floor office, accessed via staircase leading from the shared lobby

Open plan office:	3,180 sq. ft.
Office/Store:	146 sq. ft.
Office/Store:	93 sq. ft.
Kitchen:	125 sq. ft.
Male WC's:	-
Female WC's	-
<b>Total NIA:</b>	<b>3,544 sq. ft.</b>

## VAT

The rent will be subject to VAT.

## BUSINESS RATES

Rateable Value £12,250 pa (2022/2023)

Rates Payable £6,112.75

Note: Occupier who qualifies for Small Business Rate Relief may be entitled up to 100% rate exemption as the Rateable Values are less than £12,000 p.a. or a percentage of thereafter.

## SERVICES

Mains water and electricity are connected. Please note that no services have been tested by the agents.

## EPC RATING

Asset Rating 69 – Category C

## TENURE

The premises is available by way of a new lease for a term of years to be agreed. The tenant is responsible for all the internal repairs and maintenance and the landlord will be responsible for the external repairs and maintenance. Each party to pay for their own legal fees.

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## ASSOCIATES

Strictly by appointment through agents:

Rory Mack Associates

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