



For Sale/To Let: Mill Court, Mill Street

Stafford | Staffordshire | ST16 2AJ

01785 244400
www.millarsandy.com



For Sale/To Let: Prime Stafford Town-Centre Office Building with Parking and Significant Residential Conversion Potential

This outstanding three-storey property offers an opportunity to acquire high-quality office accommodation in the heart of Stafford town centre. Providing a Total Net Internal Floor Area of approximately 13,180 sq ft (1,224.5 sq m), the building offers versatile workspace suitable for a wide range of occupiers.

Benefitting from a generous 22 private car parking space provision and significant potential for residential conversion (subject to statutory consents). The property is available for sale or to let and will be of interest to a wide variety of investors, owner occupiers or tenants seeking a well-located opportunity with strong future potential in a prime setting.

Mill Court, Mill Street

Mill Court currently comprises a 1980's built three storey detached office building and benefits from 22 car parking spaces. The property provides a Total Net Internal Floor Area of approximately 13,180 sq ft (1,224.5 sq m) and is arranged over the three floors with a newly installed 8 person lift servicing all floors.

The ground floor provides approximately 4,023 ft sq (373.7 m sq), the first floor extends to approximately 4,576 ft sq (425.1 m sq) and the second floor approximately 4,581 ft sq (425.7 m sq). The Total Site Area is 0.28 acres (0.11 hectares).

The building is constructed of steel framework clad in brickwork under a tile pitched roof, and the windows are powder coated aluminium framed double glazed units.

The property is accessed directly off Mill Street and the car park is accessed via an archway with security barrier to the entrance. The car parking reflects a ratio of 1:589 per sq ft relative to the office accommodation.

Offering town centre, well specified and full air conditioned work space with significant potential for alternative uses in particular residential development (under permitted development rules) and educational uses (subject to statutory consents), the full potential of Millcourt can only be appreciated after inspection.

The property is freehold under the ownership of Title Numbers SF310155 and SF375931 and possession is available from the third quarter of 2026.



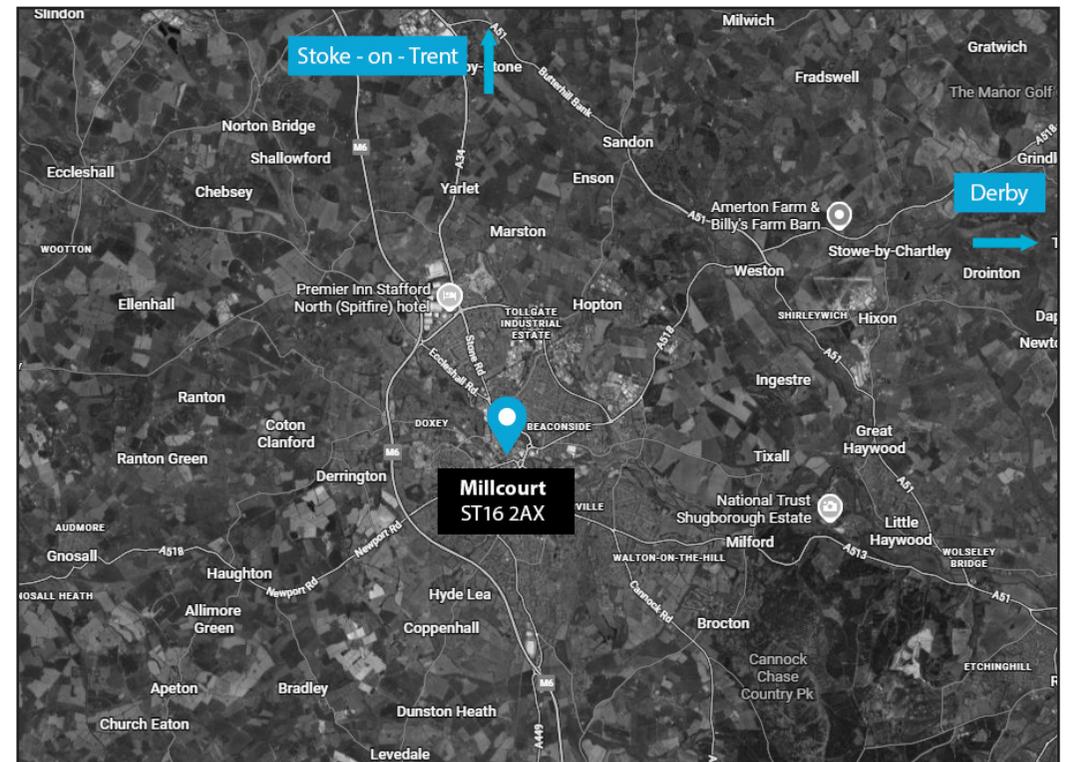
Location

Mill Court occupies a prominent position fronting Mill Street, located in an attractive and established quarter of Stafford town centre, close to the junction of Mill Street and Church Lane. The property is within a few minute walk from Stafford railway station and easy reach of all local amenities, services and town-centre facilities.

Key Location Highlights

- Millcourt is surrounded by a mix of commercial, educational, civic and residential uses, including Stafford College, Church Lane Antiques, OKRA, Stone Junction and the Bird in Hand public house.
- The rail services at Stafford railway station are through Avanti West Coast, CrossCountry and London Northwestern Railway, offering direct regional, national links and frequent none stop rail services to London.
- Junctions 13 and 14 of the M6 provide rapid access to the national motorway network, with the A34 running through the town centre and further key routes including the A518, A449 and A513.
- Stafford, the County Town of Staffordshire, recorded a population of 71,673 at the 2021 census, with approximately 120,000 across the wider borough.

Stafford's strong connectivity, sizeable population and established town-centre environment make this a highly adaptable and strategically positioned property.



Accommodation

GROUND FLOOR

OFFICE - **4,023 sq ft** | 373.7 m²

WELFARE FACILITIES

FIRST FLOOR

OFFICES - **4,576 sq ft** | 425.1 m²

WELFARE FACILITIES

SECOND FLOOR

OFFICES - **4,581 sq ft** | 425.7 m²

WELFARE FACILITIES

OUTSIDE

CAR PARK - 22 SPACES

TOTAL SITE AREA – 0.28 acres | 0.11 hectares

FOR RESIDENTIAL PURPOSES - THE GROSS INTERNAL AREA IS APPROXIMATELY: 14,950 sq ft | 1,389 m²

ALL MEASUREMENTS ARE APPROXIMATE

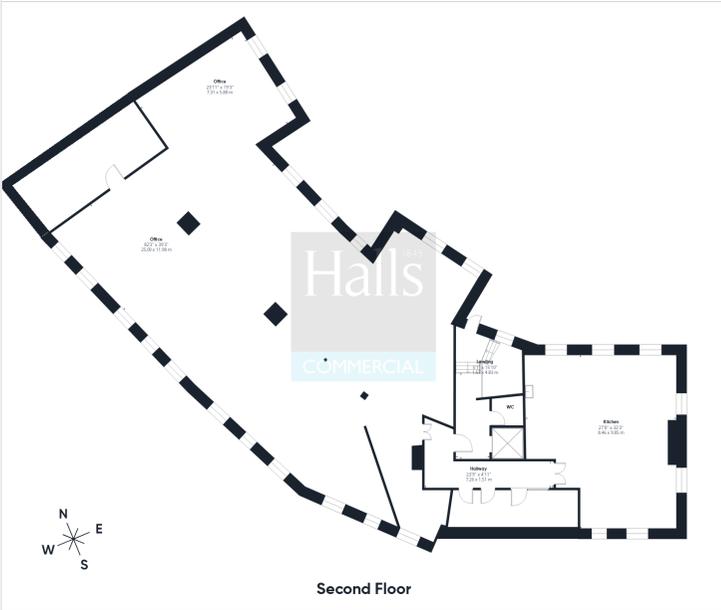
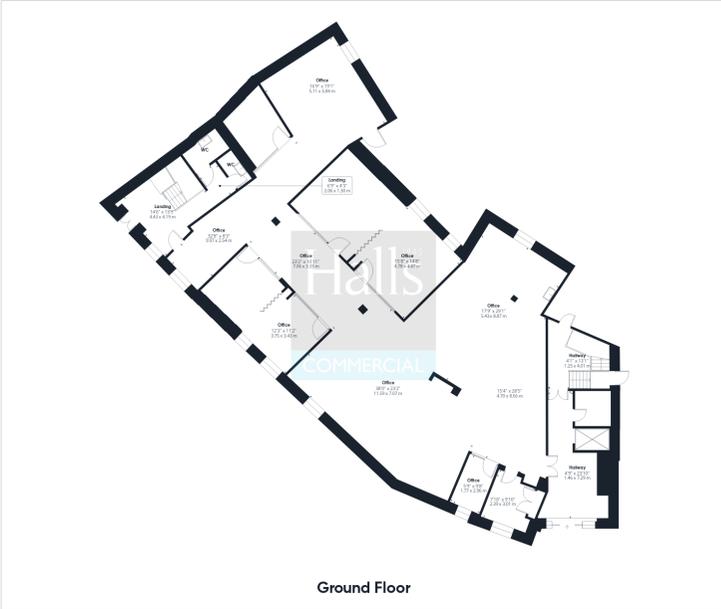
VIRTUAL TOUR AVAILABLE -

[HTTPS://TOUR.GIRAFFE360.COM/MILLCOURTVIRTUALTOUR](https://tour.giraffe360.com/millcourtvirtualtour)





Floor Plan



Approximate total area⁽¹⁾
 12152 ft²
 1128.9 m²

Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Key Details

Rateable Value

Rateable value effective from the date of 1st April 2026 = £86,500

Price

Offers in the region of **£1,500,000** (one million five hundred thousand pounds) exclusive.

Rent Upon application.

VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the purchase price or the rent.

EPC

Current rating = B

Services

We understand that the following services are connected to the property; mains water, foul & surface water drainage, gas and electricity. We understand that the property is heating and cooled through air conditioning with the back up of gas fired central heating.

Local Authority

Stafford Borough Council
Civic Centre, Riverside,
Stafford, ST16 3AQ

 01785 619000

 www.staffordbc.gov.uk

Tenure

The property is offered for sale freehold with vacant possession. The property is held under Title Numbers SF310155 and SF375931.

The property is available from the third quarter of 2026.

Consideration may be given to the letting of the property subject to terms.

Planning

The property is located in a Conservation Area.

The property is understood to benefit from planning consent for its existing commercial use that fall within Class E of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of alternative residential and educational use (subject to the necessary consents).

Prospective purchasers/tenants should rely on their own enquiries.

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Halls



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Viewing is strictly by prior arrangement with the joint selling/letting agents.
For more information or to arrange a viewing please contact:

James Evans

 07792 222 028
 james.evans@hallsgb.com

Commercial Department

 01743 450 700
 commercialmarketing@hallsgb.com

Millar Sandy - Kevin Millar

 01785 244400
 kevin@millarsandy.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

