



# SAXON HOUSE

STAFFORDSHIRE TECHNOLOGY PARK - STAFFORD - ST18 0AR

# OFFICE BUILDING TO LET

2,399 – 11,503 SQ FT  
(222.9 – 1,069 SQ M)

- 
- ESTABLISHED BUSINESS PARK
  - NEARBY FACILITIES
  - EASY ACCESS TO STAFFORD TOWN CENTRE AND THE M6 MOTORWAY
  - GENEROUS ON SITE CAR PARKING PROVISION (1:177 SQ FT)
  - REFURBISHED COMMON AREAS AND SHOW SUITE

Saxon House is a three-storey office building, situated on Staffordshire Technology Park, an established 44 acre business park, with excellent access to the M6 motorway.

#### LOCATION

Staffordshire Technology Park lies 3 miles north east of Stafford Town Centre with direct access via the A513 Beaconside Road to Junction 14 M6 3 miles away.

Stafford is located on the West Coast mainline providing regular direct services to Birmingham, Manchester and London.

Local facilities include: Costa Drive Thru, KFC and The Knot and Plough pub (Weston Road) together with all the amenities of Stafford town centre which is only 10 minutes away.

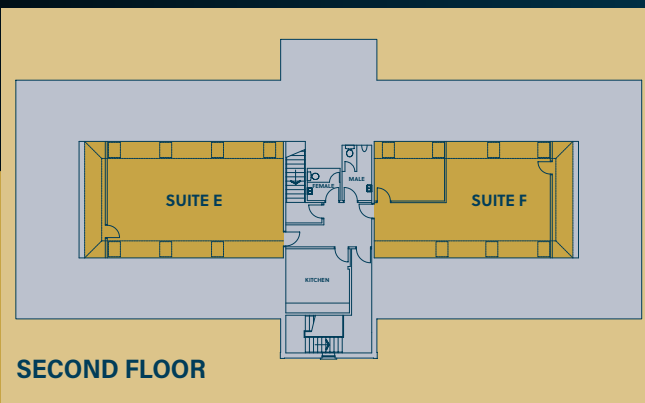
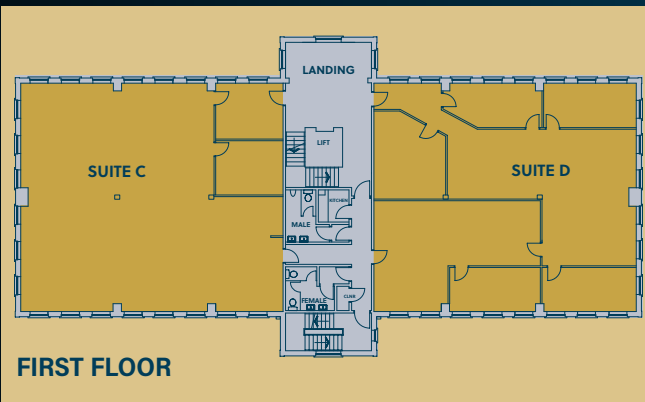
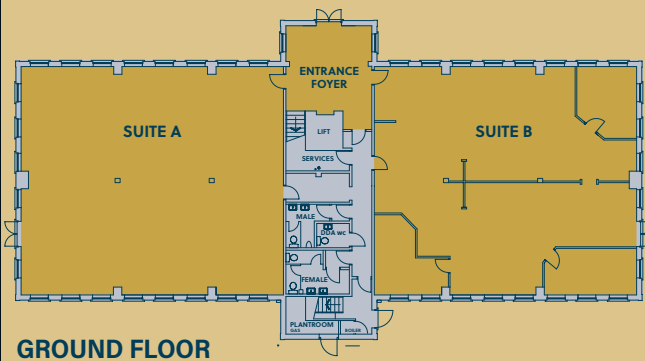
Adjacent occupiers include: NFU Mutual, Halfords Fleet Services, AB energy, Lawton Bradford Accountants, Medacs Healthcare and Meridian Consult.

#### ACCOMMODATION

| FLOOR        | SQ FT         | SQ M            |
|--------------|---------------|-----------------|
| Ground       | 2,399 – 4,799 | (222.9 – 445.8) |
| First        | 2,399 – 4,799 | (222.9 – 445.8) |
| 2nd floor    | 953 – 1,905   | (88.5 – 177)    |
| <b>Total</b> | <b>11,503</b> | <b>(1,069)</b>  |

Available on a suite by suite basis or as a whole.





### SPECIFICATION

The offices benefit from the following specification:

-  Raised floors
-  Central heating
-  Suspended ceilings
-  Recessed LED lighting
-  Window blinds
-  Passenger lift
-  Ladies, Gents and disabled WCs
-  On site car parking provision (1:177 sq ft)

### CAR PARKING

There are 65 designated, on site car parking spaces for the whole building.

### LEASE

A new lease is available on flexible terms.

### RENT

Available upon request.

### SERVICES

The property has mains drainage, electricity, water and gas.

### SERVICE CHARGE

Details available upon request.

### BUSINESS RATES

Tenant to be responsible for the payment of business rates.

### EPC

EPC rating of C.

### VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

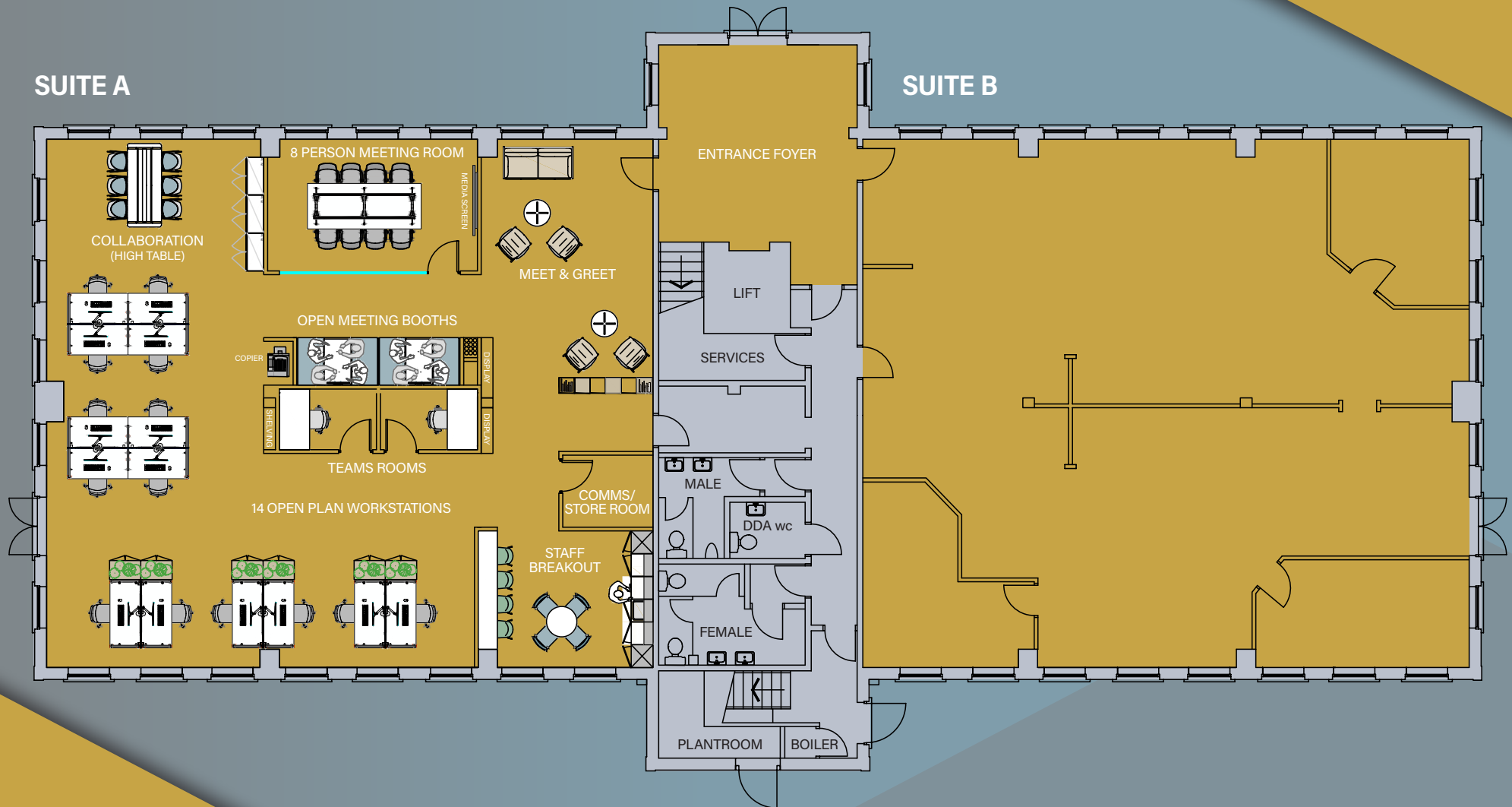
### LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

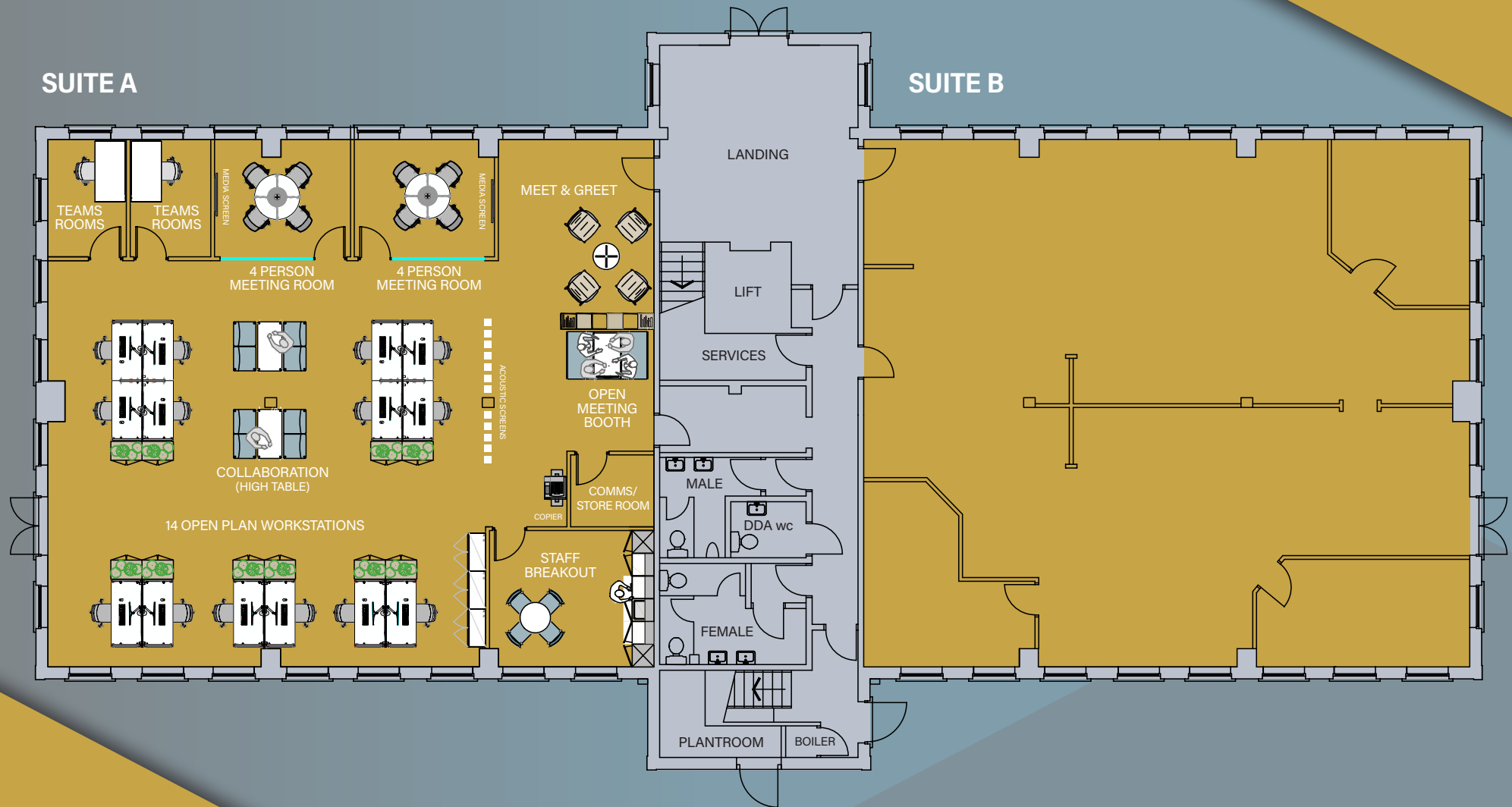
### MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

# Indicative Space Plan Ground Floor (1:10 Density Occupation)



# Indicative Space Plan **Option Two** (1:10 Density Occupation)







### DISTANCES

|                      |          |
|----------------------|----------|
| Stafford Town Centre | 3 miles  |
| Junction 14 M6       | 3 miles  |
| Stoke on Trent       | 19 miles |
| Birmingham           | 34 miles |
| Birmingham Airport   | 44 miles |
| Manchester Airport   | 53 miles |
| Manchester           | 53 miles |

### SAT. NAV. ST18 0AR

[curving.bars.views](http://curving.bars.views)



### VIEWINGS

To view or for further information please contact:



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