

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.

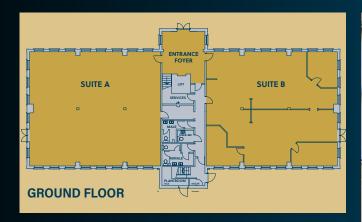
### **ACCOMMODATION**

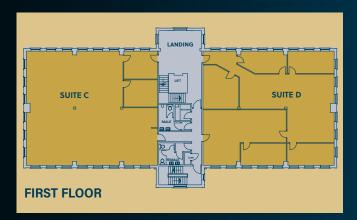
| FLOOR     | SQ FT         | SQ M            |
|-----------|---------------|-----------------|
| Ground    | 2,399 – 4,799 | (222.9 – 445.8) |
| First     | 2,399 – 4,799 | (222.9 – 445.8) |
| 2nd floor | 953 – 1,905   | (88.5 – 177)    |
| Total     | 11,503        | (1,069)         |

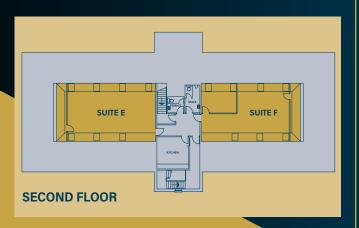
Available on a suite by suite basis or as a whole.













# **SPECIFICATION**

The offices benefit from the following specification:

- Raised floors
- Central heating
- Suspended ceilings
- Recessed LED lighting
- Window blinds
- Passenger lift
- Eadies, 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.

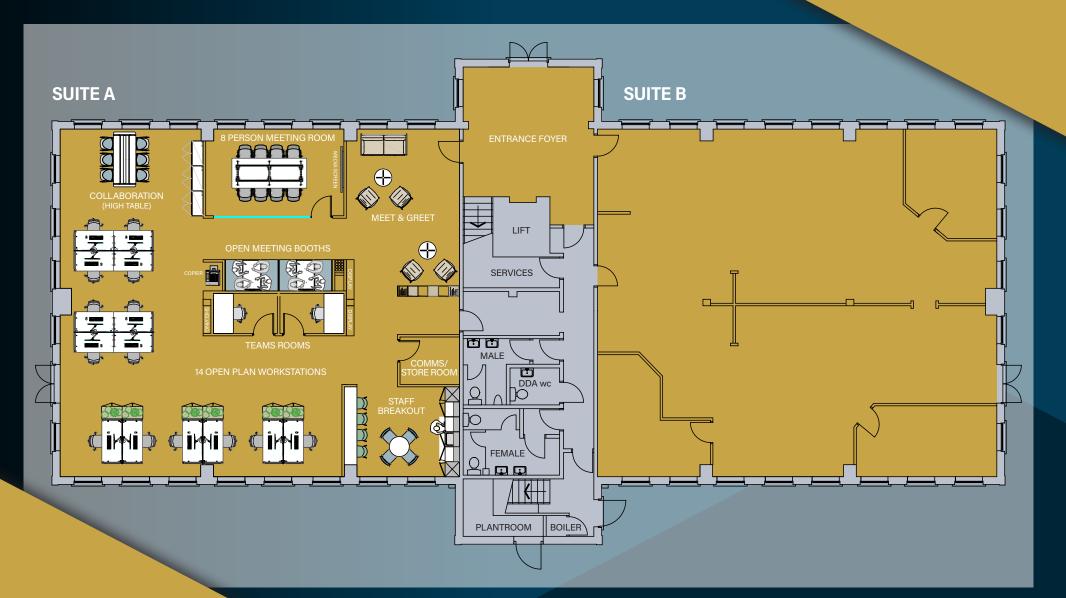
### **LEGAL COSTS**

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

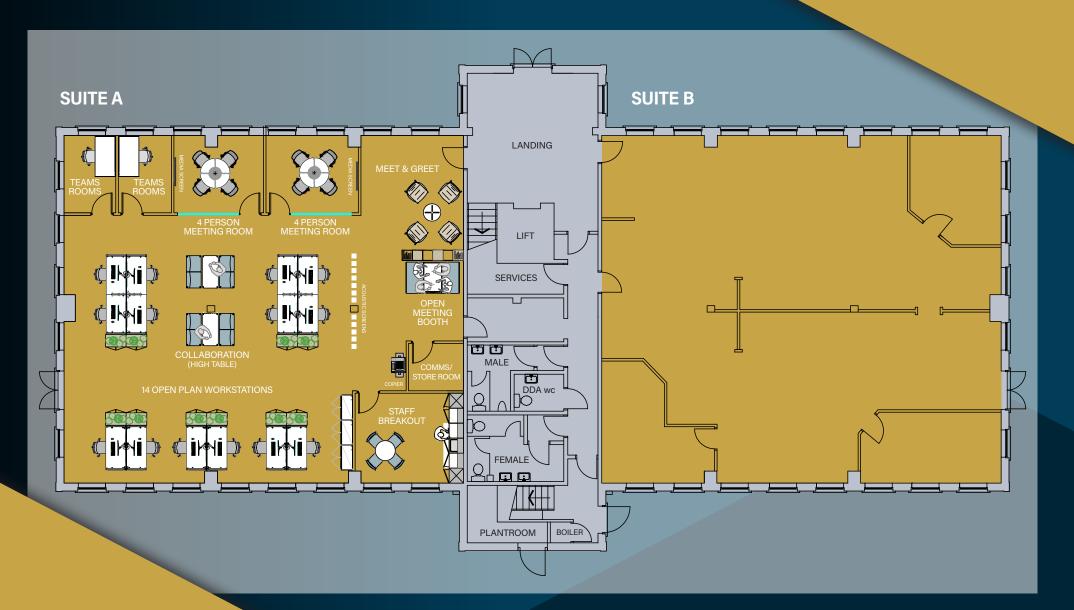
#### **MONEY LAUNDERING**

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)

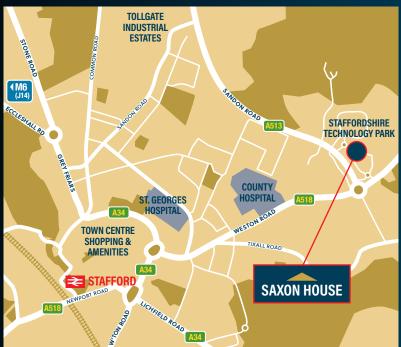


















### **DISTANCES**

| 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

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#### **VIEWINGS**

To view or for further information please contact:



**Kevin Millar** 07969 033037 kevin@millarsandy.com



Oliver Collins 07962 342 828 oliver.collins@avisonyoung.com

**Andrew Venables**07721 483 159
andrew.venables@avisonyoung.com

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