

TO LET

TSR

TOWLER SHAW ROBERTS

WELL-PRESENTED GROUND, FIRST & SECOND FLOOR OFFICE PREMISES IN PROMINENT ROADSIDE LOCATION



**8 LICHFIELD ROAD
STAFFORD
STAFFORDSHIRE
ST17 4JX**

- Well-presented ground, first and second floor office accommodation extending to approx. 2,061 sqft (191.47 sqm) with 7 car parking spaces to the rear
- Versatile accommodation arranged in a cellular configuration to include reception area, open-plan and individual offices, storeroom and kitchenette.
- Prominent roadside location within a short walking distance from the main Town Centre and Railway Station.
- Available To Let on a new Lease Rent: **£9,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Occupying a convenient and highly sought-after location the property occupies a prominent roadside position only a short walking distance from the main town centre and the new Riverside Waterfront shopping centre supporting a number of national retailers. The property is also close to a variety of bars, restaurants and leisure facilities with Stafford Railway Station within short walking distance.

Stafford is the County town and principle administrative centre of Staffordshire located approx. 18 miles south of Stoke-on-Trent (via M6), 22 miles north-east of Telford (via A518) and 29 miles northwest of Birmingham (via M6).

Description

Forming part of this attractive semi-detached building of traditional brick construction the premises provide well-appointed accommodation arranged over the ground, first and second floor extending in total to approx. 2,061 sqft (191.47 sqm).

The well-appointed and versatile accommodation is arranged in a cellular configuration to include reception area, open-plan and individual offices, store room and kitchenette and wc facilities.

In addition the premises also have the benefit of 7 car parking spaces at the rear.

Accommodation

	SQFT	SQM
Ground floor		
Office	141	13.08
First floor		
Landing/reception area	126	11.75
Reception area	162	15.09
Training/Board room	278	25.87
Office 1	212	19.73
Office 2	165	15.34
Office 3	254	23.63
Office 4	116	10.74
Kitchenette	77	7.14
Store	56	5.17
Second floor		
Office 1	219	20.32
Office 2	40	3.67
Store room	215	19.94
Total	2,061	191.47

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new Tenant's internal repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly rent reviews.

Rent

£9,500 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Ground Floor: C 74
Upper Floors: E 117



For Reference purpose only

Scale: Not to Scale

Business Rates

To be confirmed.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ. Tel: 01785 619000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

January 2026

TSR House

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Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
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Also at

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Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."