



RENT

£16,000 per annum
(Subject to Contract)



**PREMIER BUSINESS
PARK LOCATION**



1 Rutherford Court

Staffordshire Technology Park, Stafford, ST18 0GP

Leasehold | Modern Open Plan Offices | 1,590 Sq Ft (147.71 Sq M)



TO LET



Location

Staffordshire Technology Park is a premier business park on the outskirts of Stafford, within 10 minutes of J14 of the M6. It is Stafford's principal office park with high occupancy rates, including some major occupiers.

The park is surrounded by local amenities, including a mainline railway station which provides direct services to London and the north west.



Description

The property extends over two storeys and comprises a ground floor with open plan office space and both kitchen and WC facilities. The first floor consists of further open plan office space. There is some demountable partitioning.

The accommodation has the following:

- 6 car parking spaces.
- Perimeter trunking.
- LED lighting.
- Air conditioning/comfort cooling.
- Full fibre capability.



Accommodation

The accommodation has been measured on a IPMS 3 basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	773	71.81
First	817	75.90
Total	1,590	147.71



Amenities



Transport Links



Parking for 6 Cars



Meeting Rooms





Further information

Lease Terms

A new lease on effective full repairing and insuring terms for a negotiable term.

Rent

£16,000 per annum exclusive. Subject to Contract.

Tenure

Leasehold.

Business Rates

Rateable Value: £14,000

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Estate Charge

There is an estate service charge including waste disposal and maintenance of common areas. Further detail can be provided upon request.

EPC

An EPC has been commissioned.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

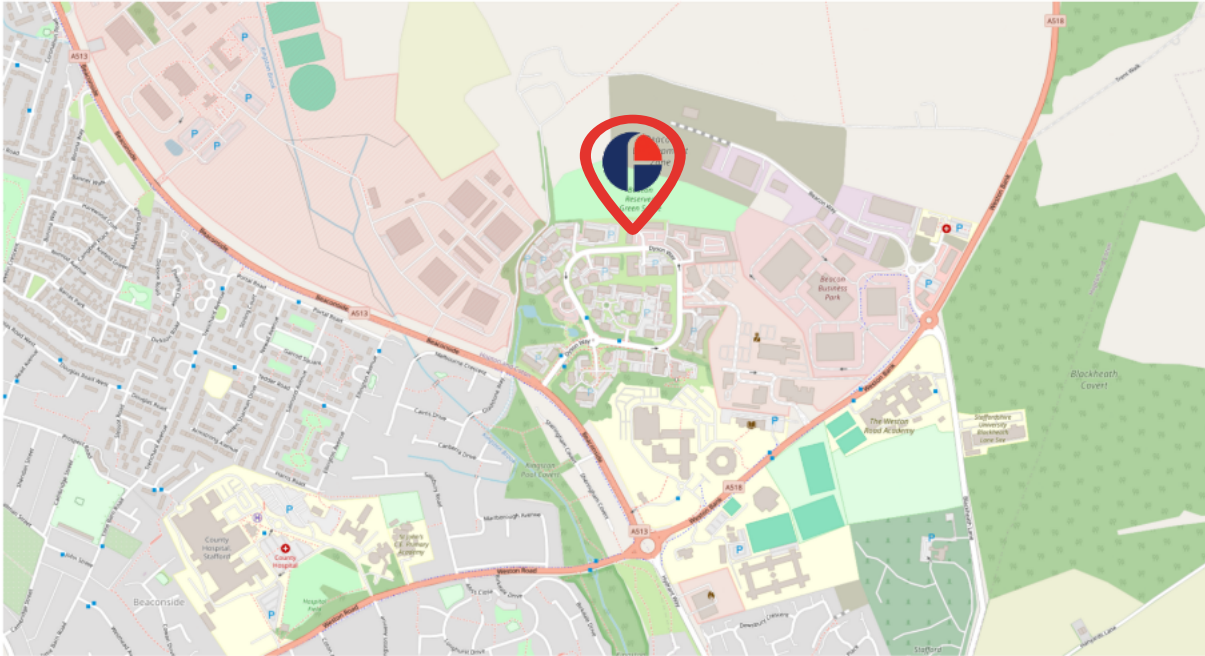
Strictly by prior arrangement with the sole agents.

Disclosure

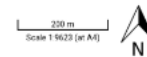
Please note that some members of Fisher German LLP have an interest in this property.



1 Rutherford Court, Stafford



Produced on Land App, Jan 22, 2025
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Approximate Travel Distances



Locations

- Stafford - 2.5 miles
- Stoke on Trent - 18 miles
- Telford - 23 miles



Nearest Station

- Stafford - 2.6 miles



Nearest Airport

- Birmingham International - 40 miles



Viewings



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Particulars dated January 2025. Photographs dated January 2025.

