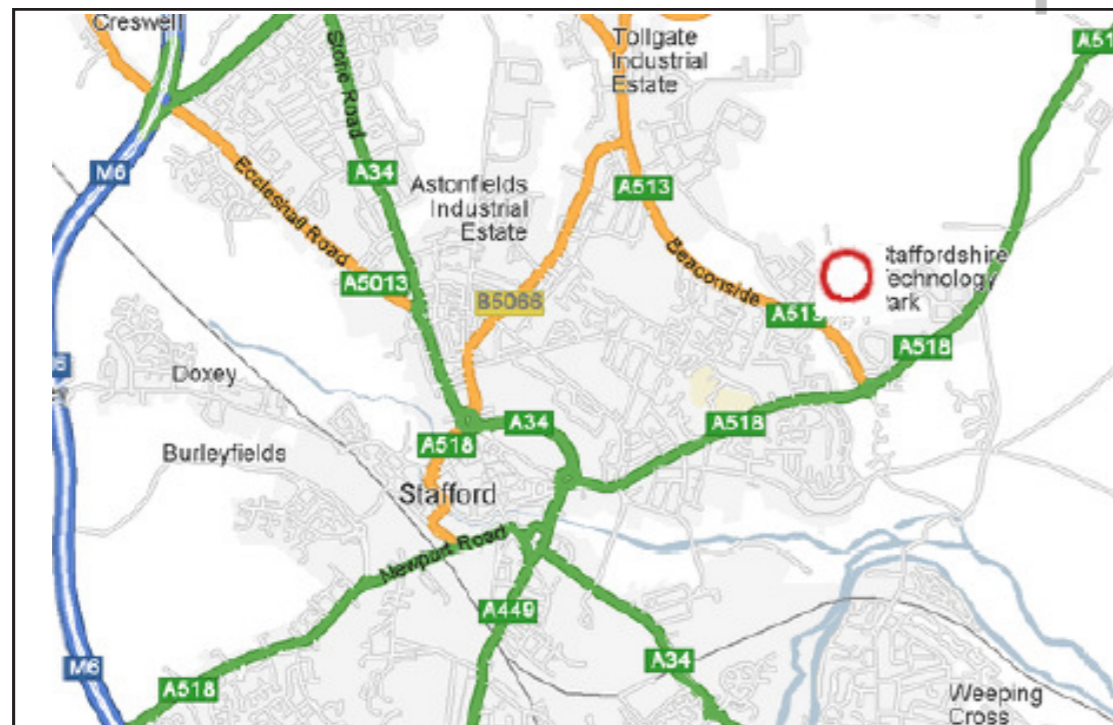




# TO LET

**OFFICE PREMISES**  
**UNIT 1A**  
**HARGREAVES COURT**  
**STAFFORDSHIRE TECHNOLOGY PARK**  
**STAFFORD**  
**ST18 0WN**

[www.ps2property.co.uk](http://www.ps2property.co.uk)



**1,000 sq.ft (92.90 sq.m)**  
(Approx. Net Internal Area)

- Business Park location
- Air conditioning
- Approx. 2 miles from Junction 14 of M6 Motorway

## LOCATION

Staffordshire Technology Park is situated close to the University at Beaconside, approximately one mile north-east from Stafford Town Centre. Junction 14 of the M6 Motorway is approximately 2 miles from the property via the A513 Eastern Distributor Road. Stafford also benefits from rail connection links providing services throughout the national network.

Staffordshire Technology Park is the town's principal office development and is home to many major occupiers including The National Probation Service, Staffordshire County Council and Mid-Staffordshire General Hospitals.

Hargreaves Court is a high quality development of office buildings grouped around extensive car parking and landscaped areas.

## DESCRIPTION

The property is prominently situated at the entrance to the development and comprises a two-storey semi-detached building of brick construction under a tiled roof. Unit 1A is a ground floor open plan office suite with access via a fully glazed tiled lobby providing an impressive light entrance to the building, off which are male and female toilets and a fitted kitchen which will be shared with the owner occupier on the first floor.

The property benefits from suspended ceilings with recessed Category II lighting, air conditioning, a full access raised floor and fitted carpeting. Externally the property has allocated parking for 4 cars.

## ACCOMMODATION

	Sq.ft	Sq.m
<b>Total Net Internal Area</b>	1,000	92.90

## RENT

£12,000 per annum exclusive.

## TENURE

The property is available by way of a new full repairing and insuring lease on flexible terms to be agreed.



*\*First floor occupied area - for illustration purposes only\**

## RATING ASSESSMENT

Interested parties should make their own enquiries to Stafford Borough Council.

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

## SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the development. Further details are available upon request.



*\*First floor occupied area - for illustration purposes only\**

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

## VIEWING:

Strictly via joint agents:

**Harris Lamb**  
3 Lakeside  
Festival Park  
Stoke-on-Trent  
ST1 5RY

Contact: Richard Mounsey  
Tel: 01782 275 860  
Email: richard.mounsey@harrislamb.com

Or  
Millar Sandy  
01785 244 400

Ref: ST300 / March 2009  
Subject to Contract