

2

STAFFORDSHIRE PLACE

STAFFORD

Fully Fitted Office Accommodation
TO LET

6,265 - 27,557 sq ft (528 - 2,560 sq m)



A rare opportunity to occupy
the best offices in Stafford



Fully furnished offices available
for immediate occupation on
an all-inclusive basis

2 Staffordshire Place is a striking, four-storey, high quality office building situated within the heart of Stafford Town Centre, close to the new Riverside Shopping Centre and as such, convenient for all local amenities.

Stafford is well located with nearby junctions 13 and 14 of the M6 providing easy access to the national motorway network.

The accommodation provides a mixture of open plan and partitioned offices which are fully furnished enabling immediate occupation.

The offices benefit from the following high specification:

- Natural air ventilation/Thermal comfort
- Carpeted fully raised access floors
- Suspended ceilings with feature downlighting
- Full height glazing
- Impressive ground floor reception area with security barriers
- 2 Passenger lifts
- Ladies, Gents and Disabled WC facilities
- Nearby parking is available by arrangement
- Reception / concierge during core hours
- EPC rating to be reassessed
- BREEAM Excellent
- Cycle Storage



↑ 2 Staffordshire Place Entrance



↑ Quality common areas

↓ Impressive reception area



Accommodation

Floor	Sq ft	Sq m
Ground	6,265	582
First	10,646	989
Second	10,646	989
Total	27,557	2,560

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

Terms

The accommodation is available on a new flexible lease on full repairing and insuring terms.

Rent

Upon application.

Service Charge

An annual service charge will be levied upon the tenants to cover shared building costs.

Business Rates

Tenant to be responsible for the payment of business rates.

VAT

All figures quoted are subject to VAT.

Legal Costs

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



↓ Fully furnished office



↓ Kitchen area



Boardroom ↓





These are four international airports within an hours drive.

Airport	Time
Birmingham	50 mins
Manchester	1 hr 12 mins
Liverpool John Lennon	1 hr 15 mins
East Midlands	58 mins



Junction 13 and 14 of the M6 to the south and north provide easy access.

Motorway	Distance
J14 M6	2 miles
J13 M6	3 miles



Stafford train station is only 0.5 miles away.

Station	Time
London Euston	1 hr 20 mins
Manchester	55 mins
Birmingham	30 mins

HS2 will deliver a high speed integrated station such that journey times to London will be less than an hour.



City/Town	Distance/miles
Cannock	10
Stoke-on-Trent	17
Wolverhampton	17
Telford	22
Burton-on-Trent	28
Birmingham	29
Manchester	67

Source: RAC Routeplanner

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Viewing

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