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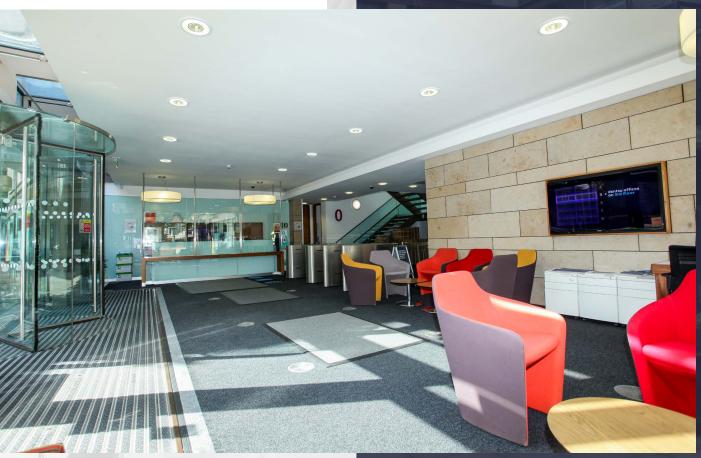
Stafford is well located with nearby junctions 13 and 14 of the M6 providing easy access to the national motorway network.

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.

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

↓  *Fully furnished office*

↓  *Kitchen area*

*Boardroom*  ↓

# CONNECTIVITY

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 |

| 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*

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.

## Viewing

For further information or to arrange a viewing contact:

**AVISON YOUNG**
**0121 236 8236**
avisonyoung.co.uk

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

**MILLAR SANDY**
**01785 244400**
www.millarsandy.com

**Kevin Millar**
07969 033 037
kevin@millarsandy.com