

To Let

**Darwin House, Lakhpur Court, Dyson Way,
Staffordshire Technology Park, Beaconside,
Stafford, Staffordshire, ST18 0FX**

1,450 to 5,800 sq ft



Location

Lakhpur Court is situated on the Staffordshire Technology Park at Beaconside, approximately one mile north-east from the town centre and with a link to the M6 Motorway Junction 14 about 3 miles distant via the A513 Beaconside eastern distributor road. Stafford also benefits from its rail connection providing inter-city services throughout the national network. The Staffordshire Technology Park is the town's principal office development and is home to major occupiers including DEFRA, Nestor Healthcare, Staffordshire Police Authority, NFU Mutual Assurance and Amey.

Description

Lakhpur Court is an office development of two-storey brick and tile construction consisting of three imposing buildings arranged to front an extensive forecourt car parking area. Darwin House is detached and provides accommodation accessed through an entrance lobby leading to four suites on the ground and first floors with a passenger lift linking each level. The office areas are open-plan in format and each suite enjoys the benefit of its own kitchen and male, female and disabled W.C. facilities.

Fitted features include raised access floors, dado trunking, suspended ceilings with recessed Category II lighting, comfort cooling and heating, carpeting, coded entry systems to the main doors and intruder alarm protection of the common areas.

Services

Mains water, electricity and drainage are connected. Separate comfort cooling and heating systems serve each suite.

Terms

The premises are available on new effectively full repairing and insuring leases for terms to be agreed at rentals based on £10.00 psf, exclusive of Business Rates and VAT, with upward only reviews to be at 5 yearly intervals.

Viewing

By arrangement with the joint sole agents Vicki Burnett at JLL 0121 214 9938 or Kevin Millar at Millar Sandy 01785 244 400.

Accommodation

Suites from 1,450 sq ft up to a whole building of 5,800 sq ft.

Floor / Unit	Description	Sq ft
Ground	Suite No 13	1,450
Ground	Suite No 14	1,450
1st	Suite No 15	1,450
1st	Suite No 16	1,450

EPC

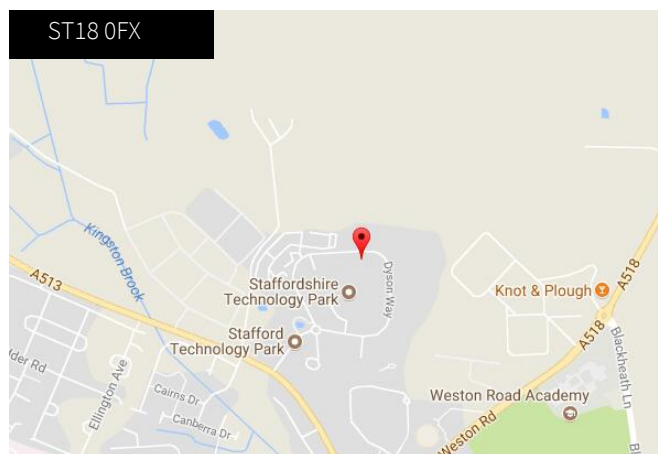
Available upon request.

Rent

£10 per sq ft

Business Rates

Rates Payable (2017/2018): £13,863.50 per annum
(based upon Rateable Value: £48,000 and UBR: 47.9p)



Contacts

Vicki Burnett

+44 (0)121 214 9938

Vicki.Burnett@eu.jll.com

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