

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN GROUND FLOOR OFFICE SUITES IN CONVENIENT LOCATION



SUITES 1&2

THE LIMES

120 NEWPORT ROAD

STAFFORD

STAFFORDSHIRE

ST16 1BY

- 2 Modern ground floor office suites extending in total to approx. 1,980 sqft (181.88 sqm) and 2,934 sqft (272.57 sqm).
- Versatile accommodation comprising open plan and partitioned office space with shared staff and toilet facilities.
- Convenient location within walking distance of Stafford Town Centre and the main road network.
- Available To Let as a whole or as 2 separate suites on flexible lease terms. Car parking is available by separate negotiation.
- **Rent on application**

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is situated on the north side of the A518 Newport Road between its junctions with Castlefields and Kingsway, about half a mile from Stafford town centre. Kingsway links the A518 with the A34 and A5013 via which Junction 14 of the M6 motorway is accessed about three miles distant.

Stafford is the County town and principle administrative centre of Staffordshire located approx. 18 miles south of Stoke-on-Trent (via M6), 22 miles north east of Telford (via A518) and 29 miles northwest of Birmingham (via M6).

Description

The Limes is a modern styled two-storey office block of brick and tile construction and forms part of The Hollies complex comprising four individual buildings occupied as offices, a veterinary practice and gymnasium within a well-maintained landscaped site.

The ground-floor office suites offer modern open-plan and partitioned office areas with shared ground floor entrance lobby and shared staff and toilet facilities. The accommodation is well appointed having suspended ceilings with recessed lighting, raised carpeting flooring, fitted window blinds, comfort cooling and gas fired radiator central heating.

Car parking is available by separate negotiation.

Accommodation

	Sqft	Sqm
Suite 1	2,934	272.57
Suite 2	1,980	183.94
Total	4,914	456.51

Services (Not Checked or Tested)

It is understood that mains water, gas, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

The premises are available To Let on a flexible lease term on a Tenant's pro-rata full repairing and insuring basis, recoverable by way of Landlord's service charge.

The leases are to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Rent on application.

Service Charge

A Landlord's Service Charge will be payable in addition to cover the cost of maintaining the common parts of the building and external landscaping and maintenance. Further details are available from the Letting Agent on request.

Energy Performance Rating

Energy Performance Asset Rating: D 82

Planning

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Suite 1

Description – Offices and premises

Current Rateable Value – £29,000

Suite 2

Description – Offices and premises

Current Rateable Value – £21,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ. Tel: 01785 619000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

December 2023 / Amended January 2024

TSR House

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Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

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Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."