



## Offices Above, Unit 5A St. Albans Road, Stafford, ST16 3DR

**817 Sq ft**  
**75.90 Sq m**



**£10,000**

Per annum

Self contained first floor offices benefitting from having its own independent access with ground floor reception and WC, central heating and parking for 3 vehicles. Available on flexible leases from 12 months upwards at £791.67 per month (No Vat).

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



**Description**

First floor offices with independent access leading to a ground floor reception area with WC immediately off. A staircase leads to the first floor where there are three rooms which benefit from gas central heating. Car parking for up to 3 vehicles.

**Location**

The property is situated on St Albans Road, Stafford . Sat Nav users should use ST16 3DR.

**Accommodation**

Ground Floor Reception: 120 Sq ft (11.15 Sq m)  
WC  
First Floor Main Office: 412 Sq ft (38.27 Sq m)  
Office/Kitchen: 152 Sq ft (14.12 Sq m)  
Office: 133 Sq ft (12.36 Sq m)

TOTAL NIA: 817 Sq ft (75.90 Sq m)

**Planning**

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

**Services**

Single Phase Electric, Water and mains drainage are all connected to the property. All services are shared, electric and gas usage will be calculated and charged quarterly.

**Rating**

To be Reassessed. Zero/Small business rates should apply.

**Tenure**

A new lease for a minimum term of 12 months or more.

**Credit Check**

Applicable to individuals (Sole Traders) and New Companies

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

**Legal Fees**

The ingoing tenant is will contribute towards the cost of the preparation of the lease. Cost £350 plus VAT.

**Proof of Identity**

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

**Viewing**

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ . Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.