

RORY MACK

ASSOCIATES

TO LET:

FROM £190 PCM

St Alban's House Enterprise Centre

**St Alban's Road, Stafford,
ST16 3DP**



- A range of serviced office suites available, arranged over three floors
- Ideal for a start-up or small business, conveniently located at St Alban's House Enterprise Centre, Stafford
- Communal kitchen and WC facilities located on each floor
- Benefits include parking, secure door entry system, passenger lift and conference room facilities
- Office suites available range from 145 sq. ft. to 755 sq. ft.
- EPC Category – C (55)

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A range of serviced office suites positioned over three floors, with the benefit of an internal passenger lift. Ideal for a start-up or small business with a range of suites available from 140 sq. ft. to 755 sq. ft. The accommodation comes with electricity included, the tenant would be responsible for the Business Rates payable and their own telephone line/s and Wi-Fi connection and service.

Each suite has the benefit of using the communal WC facilities, kitchen facilities and are able to book the large conference room at a small cost for each ½ day or full day. There is a secure door entry system and each office suite is connected to the intruder alarm system.

The centre benefits from neutral décor throughout with carpet tile floor coverings, large windows and parking to the front of the building.

LOCATION

Exiting the M6 motorway at Junction 14, take the first left onto the A34 and continue for approximately 0.5 miles. At the roundabout, head straight over joining the A513 and continue for approximately 0.5 miles. Turn right onto Common Road and take the third left onto St Alban's Road. St Albans House is located on your right, parking is available to the front of the building.

ACCOMMODATION

Room	Sq. Ft.	Rental PCM (+VAT)
Ground Floor:		
Unit 1-04	135	£442
Unit 1-09	135	£190
First Floor:		
Unit 2-04	485	£607
Unit 2-07	210	£265
Unit 2-08	610	£767
Unit 2-10	294	£370
Second Floor:		
Unit 3-01	520	£648
Unit 3-02	145	£190
Unit 3-06	145	£190
Unit 3-07	145	£190
Unit 3-10	145	£190
Unit 3-11	150	£190
Unit 3-13	145	£190
Unit 3-14	145	£190



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VAT

The rent will be subject to VAT.

BUSINESS RATES

Each office suite has been given an individual rating assessment. Each tenant is responsible for the Business Rates and to register with the Local Authority for Small Business Rate Relief.

Please visit <https://www.gov.uk/correct-your-business-rates> for individual assessments.

SERVICES

Mains water, gas-fired central heating and electricity are connected. Please note that no services have been tested by the agents.

EPC RATING

Asset rating 55 – Category C

TENURE

The office suites are available by way of a new License Agreement for a term of years to be agreed, subject to a minimum of 12 months. The tenant is responsible for all the internal repairs and redecoration of their suite and landlord will be responsible for the communal and external repairs and maintenance. Subject to references.

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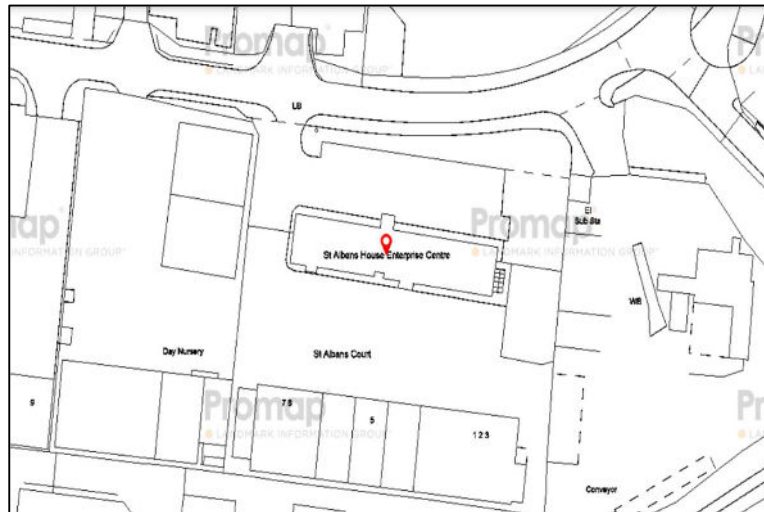
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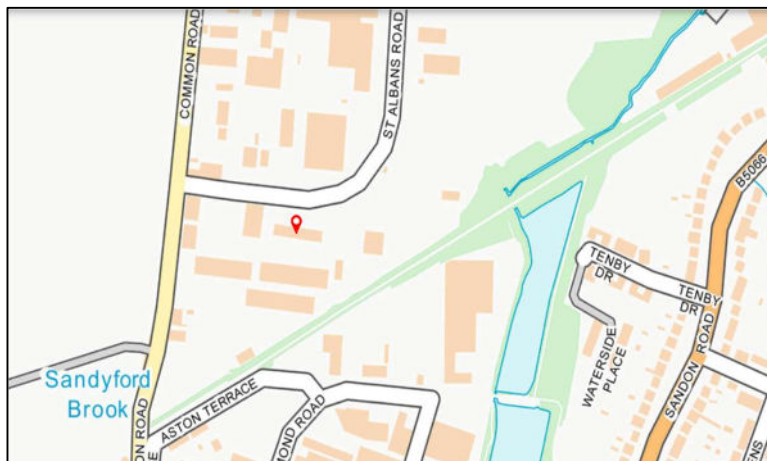
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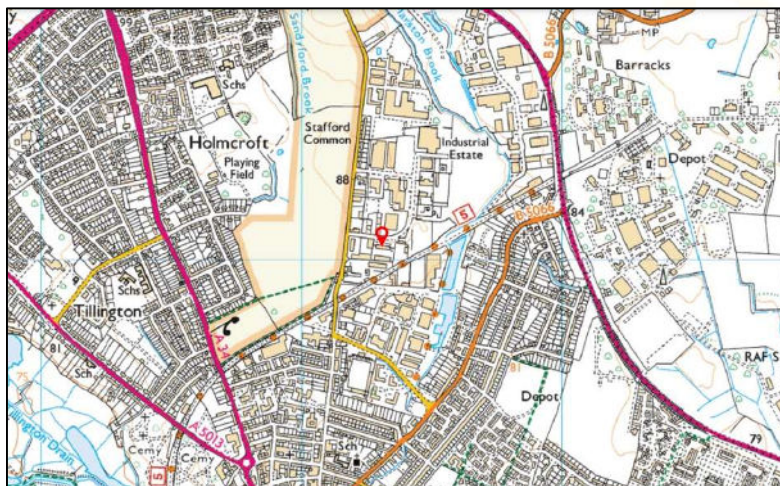
ORDNANCE MAP



STREET MAP



TOWN MAP



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