RORY MACK

ASSOCIATES



THE MOAT HOUSE,
133 NEWPORT ROAD,
STAFFORD, ST16 2EZ

TO LET FROM: £195PCM

- Serviced office suites available on flexible terms
- All-inclusive rent with shared use of bathrooms and kitchen
- Onsite parking included
- Located just 5 minute walk from Stafford Train Station
- EPC: TBC





OFFICES AT THE MOATHOUSE

133 NEWPORT ROAD, STAFFORD

ST16 2EZ

GENERAL DESCRIPTION

The Moat House is a beautiful Georgian building in the centre of Stafford with a range of serviced office options. Rent is all inclusive and includes the fair use of services including electricity, gas, water, buildings insurance, cleaning and refuse collection. Every office suite will come with car parking with gate fob providing easy walking access into the town centre. Internally the building is tastefully decorated with attractive period features. Each office comes with carpeted flooring, sash windows, gas powered radiators and LED lighting.

LOCATION

The property is located off Newport Road, opposite Tesco Superstore and a 5 minute walk from Stafford Train Station. The Moat House is a 10 minute walk to Riverside Stafford, the home of Primark and Marks and Spencer.

SERVICES

Mains water, drainage, gas and electricity are connected. Heating is provided by gas central heating. Tenants are responsible for arranging their own telecoms and broadband. Please note that no services have been tested by the agents.
The rent is inclusive of fair use of the services, to be monitored by the landlord.

VAT

The rent is subject to VAT.

TENURE

Available by way of new Internal Repairing and Insuring leases or short-term License Agreements.

BUSINESS RATES

The offices are individually assessed for Business Rates and tenants are responsible for rates payable, although those tenants eligible for Small Business Rates Relief should not have to pay any rates at all.

Office 3: Rateable Value: £5,500 (estimated)
Office 11: Rateable Value: £2,900

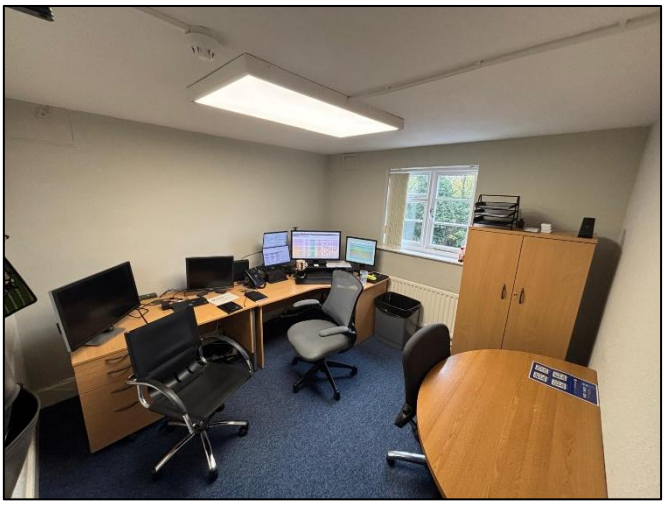
AVAILABLE ACCOMMODATION

Office 3 - Rent: £495 pcm
Ground floor suite with 2 x windows, 2 x radiators and LED square lights.
239 sq ft

Office 11 – Rent: £195 pcm
1st floor suite with 1 x window, 1 x radiator and LED light.
109 sq ft

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



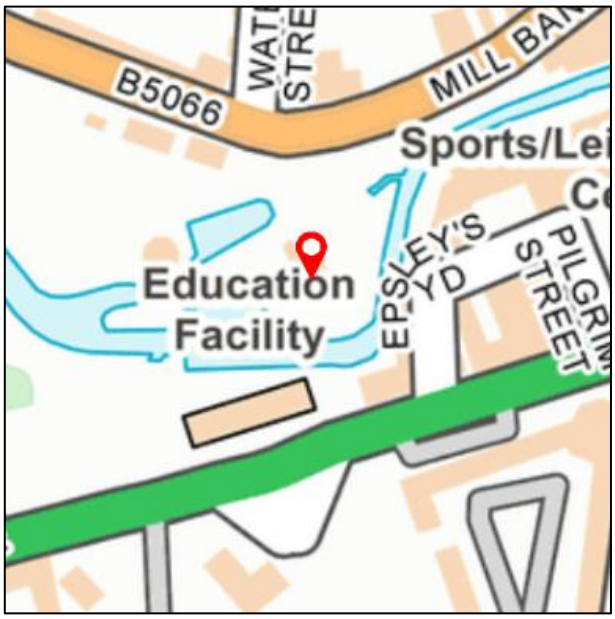


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133 NEWPORT ROAD, STAFFORD

ST16 2EZ







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements