

## lot 22

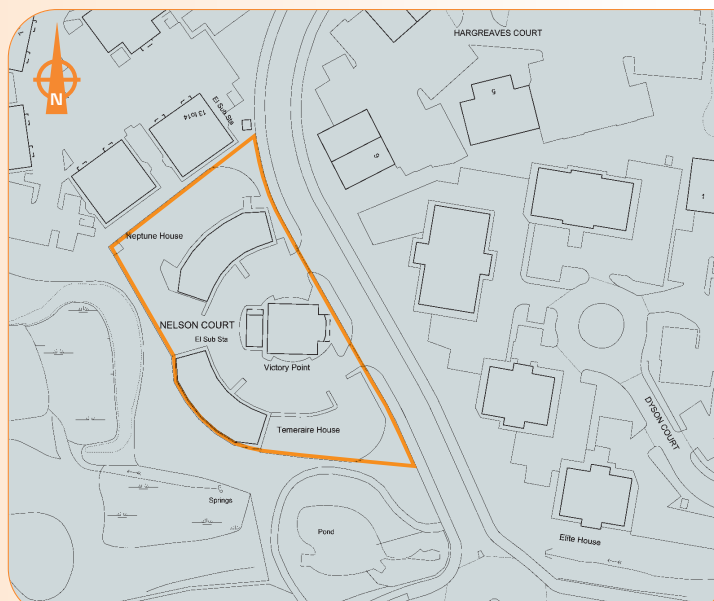
# Nelson Court, Staffordshire Technology Park Stafford ST18 0WN

Rent  
**£85,000**  
p.a.x. with  
approximately  
1,678 sq m  
(18,059 sq ft)  
available  
to let

Modern Office Investment and  
Letting Opportunity

- Part let to Enterprise Managed Services Ltd
- Includes 1,677.75 sq m (18,059 sq ft) of lettable modern office accommodation
- Part of an established Technology and Business Park comprising approximately 46,452 sq m (500,000 sq ft) of offices
- Extensive on-site car parking
- Six Week Completion





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Photograph taken 2007

**Location**

Miles: 18 miles south of Stoke-on-Trent  
34 miles north of Birmingham  
143 miles north-west of London  
Roads: M6 (Junction 14), A518, A449  
Rail: Stafford Railway Station  
Air: Birmingham international Airport (44 miles)

**Situation**

The property is located on the western part of the Staffordshire Technology Park near the Dyson Way roundabout. The Staffordshire University Campus lies to the east of the technology park.

**Description**

Nelson Court comprises a modern specification business park office development, developed around 2006. It comprises three buildings including a prominent 6 storey tower. The properties are of steel frame construction with full height glazing and aluminium roof cladding. The two curved buildings, Temeraire and Neptune House have a central core with lift and stairs to the upper two floors. The Victory Point tower is arranged on ground and five upper floors with lift and stairs access in the central core. There is extensive car parking around the properties.

**Tenure**

Long Leasehold. Held from Staffordshire County Council for a term of 125 years from 27th February 2004 at a rent of £1 per annum.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Building	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Victory Point	Office	946.88 sq m (10,192 sq ft)	<b>ENTERPRISE MANAGED SERVICES LTD (1)</b>	6 years from 07/11/2011	£85,000	07/11/2014, 07/11/2015 and 07/11/2016
Temeraire House	Office	838.92 sq m (9,030 sq ft)	<b>VACANT</b>			
Neptune House	Office	838.83 sq m (9,029 sq ft)	<b>VACANT</b>			
<b>Totals</b>		<b>2,624.63 sq m (28,251 sq ft)</b>			<b>£85,000</b>	

(1) Enterprise Managed Services Ltd as part of Enterprise plc has now been integrated into Arney plc. Arney works with public and regulated sector clients behind roads, railways, schools, waste disposal, airports and utilities. (Source: www.amey.co.uk 25/04/2014). For the year ending 17th December 2013, Arney plc reported pre-tax profits of £68,088,000 and a total net worth of £215,975,000 (Source: www.riskdisk.com 25/04/14).

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