

lot 16

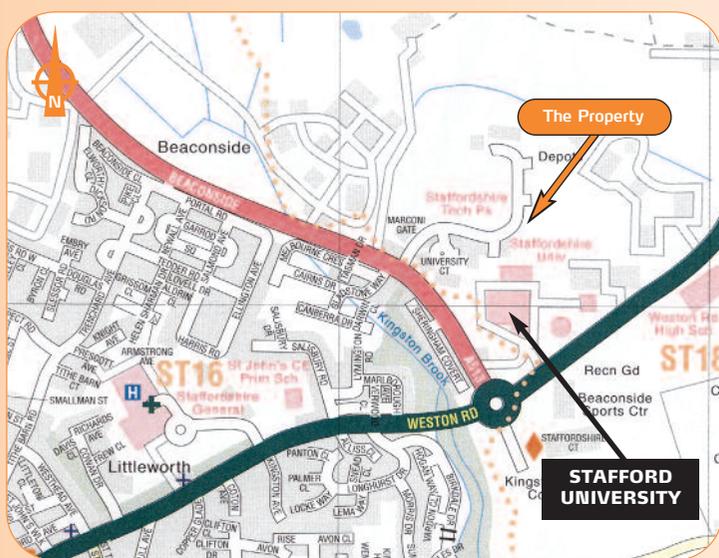
Anson Court Business Centre, Staffordshire Technology Park Beaconside, Stafford, Staffordshire ST18 0GB

Rent
£126,682
per annum
exclusive

High Yielding Office Development in
Premier Business Park

- 4 self-contained modern offices let to tenants including Sandon Road Baptist Church, The Royal Mencap Society and Eisenmann UK Ltd
- Prominent position on leading technology park
- Numerous asset management opportunities
- Other occupiers in the park include Staffordshire County Council, NFU Mutual, Fisher German and The Crown Prosecution
- Approximately 3,068.38 sq m (33,028 sq ft) with excellent parking provisions
- Six Week Completion





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Rent
£126,682
per annum
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Location

Miles: 2 miles from Stafford town centre
20 miles south of Stoke-on-Trent
35 miles north of Birmingham

Roads: A518 Stafford Eastern Bypass, M6 (Junction 14)

Rail: Stafford Mainline Rail Station

Air: Birmingham International Airport

Situation

Anson Court forms part of the 30 acre Staffordshire Technology Park and is accessed off Dyson Way immediately off the A513 Stafford Eastern Bypass and adjacent to Stafford University. It is the town's principal high-quality out-of-town business park, and is home to major occupiers including Staffordshire County Council, DEFRA and Mid-Staffordshire General Hospitals.

Description

Anson Court Business Centre was developed in 2004 and comprises 4 modern self-contained office buildings. The buildings benefit from perimeter building, suspended ceilings and inset anti-glare lighting, while the 3 storey buildings each have disabled platform lifts. The area between the buildings provides excellent parking facilities for approximately 115 cars within an attractive landscaped site.

Tenure

Long Leasehold. Held from Staffordshire County Council for a term of 125 years from 19th February 2002 at a rent of £1 (if demanded).

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
1-3, 103 & 203 Gloucester House	Office	525.08 sq m (5,652 sq ft)	VACANT			
Units 1-2, 4-5 Gloucester House	Office	39.95 sq m (430 sq ft)	HVDC SOLUTIONS LLP	Licence to occupy - 12 months from 01/06/2013	£9,504	(31/05/2014)
Units 3, 5 & 6 Gloucester House	Office	39.48 sq m (425 sq ft)	VACANT			
Units 4, 4-5 Gloucester House	Office	39.48 sq m (425 sq ft)	LINKSTUD PSR LIMITED	Licence to occupy - 6 months from 01/12/2011	£4,500	(31/05/2012) (1)
6 & 7 Pearl House	Office	125.79 sq m (1,354 sq ft)	CROFT ARCHITECTURE LTD	3 years from 01/03/2009	£12,600	(29/02/2012) (1)
8, 10 Pearl House	Office	121.05 sq m (1,303 sq ft)	VACANT			
9 Pearl House	Office	57.04 sq m (614 sq ft)	MLEC (UK) LTD	16 months from 01/09/2013	£4,000	(31/12/2014)
Ground - 11 Pearl House	Office	141.95 sq m (1,528 sq ft)	SOCIAL WORK CHOICES LTD	4 years from 01/03/2011	£9,500	01/03/2014 (28/02/2015)
First - 11 Pearl House	Office	140.19 sq m (1,509 sq ft)	VACANT			
Second - 211 Pearl House	Office	72.30 sq m (778 sq ft)	TEMPS NOW STAFFORD LTD	1 year from 01/09/2008 (2)	£5,400	(31/08/2009) (1)
Second - 211 Pearl House	Office	56.21 sq m (605 sq ft)	VACANT			
12 Pearl House	Office	56.95 sq m (613 sq ft)	VACANT			
14 Pearl House	Office	62.52 sq m (673 sq ft)	SHEARWATER ROCK LTD	3 years from 14/03/2005	£7,990	(13/03/2010) (1)
15 Pearl House	Office	63.73 sq m (686 sq ft)	JEREMY LEFROY MP	Licence to occupy - 6 months from 01/06/2013	£7,500	(31/12/2013)
16 & 17 Pearl House	Office	129.88 sq m (1,398 sq ft)	VACANT			
Ground - 18 Severn House	Office	104.14 sq m (1,121 sq ft)	VACANT			
First - 118 Severn House	Office	103.49 sq m (1,114 sq ft)	EISENMANN UK LTD	3 years from 03/07/2009	£12,000	(02/07/2012) (1) (3)
Second - 218 Severn House	Office	100.61 sq m (1,083 sq ft)	VACANT			
19 -23 Centurion House	Office	318.19 sq m (3,425 sq ft)	SANDON ROAD BAPTIST CHURCH	6 years from 01/06/2013 (4) Lease renewal	£27,000	13/06/2016 (31/05/2019)
Ground 24, 25 & 26 Centurion House	Office	280.75 sq m (3,022 sq ft)	SANDON ROAD BAPTIST CHURCH	6 years from 01/06/2013 (4) Lease renewal	£12,088	13/06/2016 (31/05/2019)
First 124 & Second 224 Centurion House	Office	295.62 sq m (3,182 sq ft)	VACANT			
27 Centurion House	Office	63.55 sq m (684 sq ft)	VACANT			
28 & 29 Centurion House	Office	130.43 sq m (1,404 sq ft)	THE ROYAL MENCAP SOCIETY	3 years from 01/06/2013 (5) Lease renewal	£14,600	(31/05/2016)
Totals		3,068.38 sq m (33,028 sq ft)			£126,682	

(1) The tenant is currently holding over.

(2) The landlord and tenant verbally agreed to vary the lease in February 2012 so that the tenant could occupy half of the property and pay a reduced rent of £5,400 p.a.x.

(3) Eisenmann UK Ltd has given verbal notice to the Landlord that they will be vacating.

(4) The lease provides an option to determine on 31st May 2016.

(5) The lease provides an option to determine on 31st May 2014 and 31st May 2015.

For further details please contact:

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