

lot 41

# Victoria Park House, Victoria Road Stafford, Staffordshire ST16 2AF

Rent  
**£96,250**  
per annum  
exclusive

### Freehold Office Investment

- Tenants include The Secretary of State for the Environment and Dentsu Aegis UK Limited
- Approximately 2,292.53 sq m (24,676 sq ft) of refurbished office accommodation with on-site car parking
- Asset management opportunities
- Prominent position overlooking Victoria Park and adjacent to Stafford Station in the town centre
- Future redevelopment potential (subject to consents)
- Nearby occupiers include Stafford College and the Law Courts



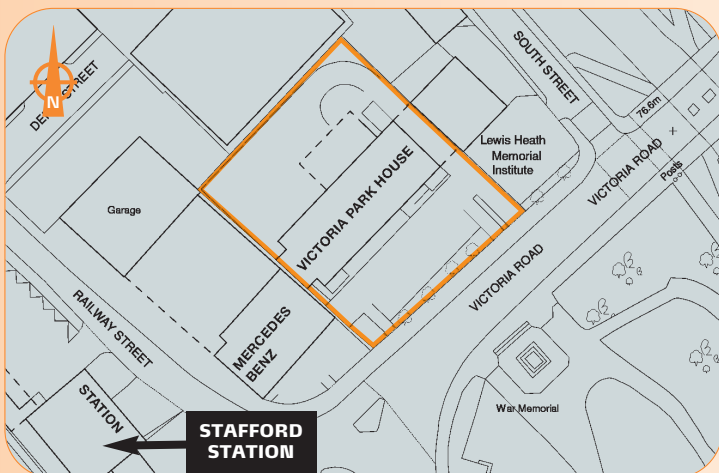
On behalf of  
Joint LPA  
Receivers

**DTZ**



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**Location**

Miles: 16 miles south of Stoke-on-Trent  
24 miles west of Derby  
28 miles north of Birmingham  
32 miles east of Shrewsbury  
Roads: A518, A34, M6 (Junction 14 & 13)  
Rail: Stafford Railway Station  
Air: Birmingham International Airport

**Situation**

The property is prominently situated on the northern side of Victoria Road between its junctions with South Street and Station Road overlooking Victoria Park and adjacent to Stafford Station. Nearby occupiers include Stafford College and the Law Courts while the town centre provides a range of retail and leisure amenities.

**Description**

The property comprises a five storey building providing open plan office accommodation. The building benefits from a speakerphone entry system, lift, Category II lighting, suspended ceilings and perimeter trunking. There is dedicated on-site car parking to the front and rear of the property.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**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 Will Moore. Email: will.moore@acuitus.co.uk.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	277.60 sq m (2,988 sq ft)	<b>THE SECRETARY OF STATE FOR THE ENVIRONMENT (1) (4)</b>	15 years from 15/03/2001	£22,350	13/03/2016
First	Office	495.73 sq m (5,336 sq ft)	<b>VACANT POSSESSION</b>			
Second	Office	495.82 sq m (5,337 sq ft)	<b>DENTSU AEGIS UK LIMITED (2) (4)</b>	5 years from 15/07/2013	£36,400	14/07/2018
Third	Office	497.70 sq m (5,357 sq ft)	<b>DENTSU AEGIS UK LIMITED (2) (4)</b>	A term commencing on the date of the lease and expiring on 14/07/2018	£37,500	
Fourth	Office	498.98 sq m (5,371 sq ft)	<b>VACANT POSSESSION</b>			
Ground	Reception	26.70 sq m (287 sq ft)				
<b>Totals</b>		<b>2,292.53 sq m (3) (24,676 sq ft) (3)</b>			<b>£96,250</b>	

(1) The tenant has sublet to Staff Select Limited.  
 (2) Working in 110 countries with approximately 23,000 employees, the Dentsu Aegis Network provides expertise and capabilities in media, digital and creative communications services (Source: www.dentsuaegisnetwork.com 20/02/2015)  
 (3) The areas stated are provided by Plowman Craven but are not warranted. Accompanying floor plans are available from within the legal pack.  
 (4) The lease includes the right to park 12 cars.

**For further details please contact:**  
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[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Buyer's Legal Report Service**   
**Dentons UKMEA LLP**  
 Contact: Greg Rigby.  
 Tel: +44 (0)207 320 3968.  
 Email: greg.rigby@dentons.com  
 See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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