

# TO LET

MODERN, AIR CONDITIONED OFFICE PREMISES WITH AMPLE CAR PARKING

UNIT 2A DIAMOND WAY, STONE BUSINESS PARK, STONE, STAFFORDSHIRE, ST15 0SD



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





## LOCATION

Diamond Way is located close to the entrance of Stone Business Park, an established commercial location adjacent to the A34 dual carriageway and approximately 1.5 miles to the south of the market town of Stone in South Staffordshire. The city of Stoke-on-Trent is approximately 9.5 miles to the north whilst Stafford is approximately 6.5 miles to the south. Junction 14 of the M6 Motorway is approximately 4.5 miles distant.

Stone has its own railway station on the West Coast Main Line with a direct service to Birmingham New Street and Crewe.

## DESCRIPTION

The property briefly comprises a modern, single storey office building which is situated on a small business park with three other properties. It is presented to a high standard and briefly benefits from the following specification:

- Predominantly open plan accommodation with two private offices/meeting rooms;
- Suspended ceilings with inset, LED lighting panels
- 26 allocated car parking spaces
- Air conditioning
- Male and female WCs
- Internal security glazing in every window

ACCOMMODATION	SQ M	SQ FT
<b>Total NIA</b>	<b>339.74</b>	<b>3,657</b>

The landlord is prepared to install a kitchen facility and re-carpet the property, subject to terms.

**Please note that an additional area extending to 4,905 sq ft (455.69 sq m) could be added to the demise by way of separate negotiation, if required. Further information is available from the agent.**

## **RENT**

Upon application.

## **SERVICE CHARGE**

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

## **EPC**

A-25.

## **RATING ASSESSMENT**

The property will be reassessed for rating purposes.

We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

## **PLANNING**

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

## **TENURE**

The property is available on a new full repairing and insuring lease for a term to be agreed.

## **VAT**

All prices are quoted exclusive of VAT which we understand is applicable.

## **SERVICES**

Mains electric, water and drainage are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

**Caine Savage**

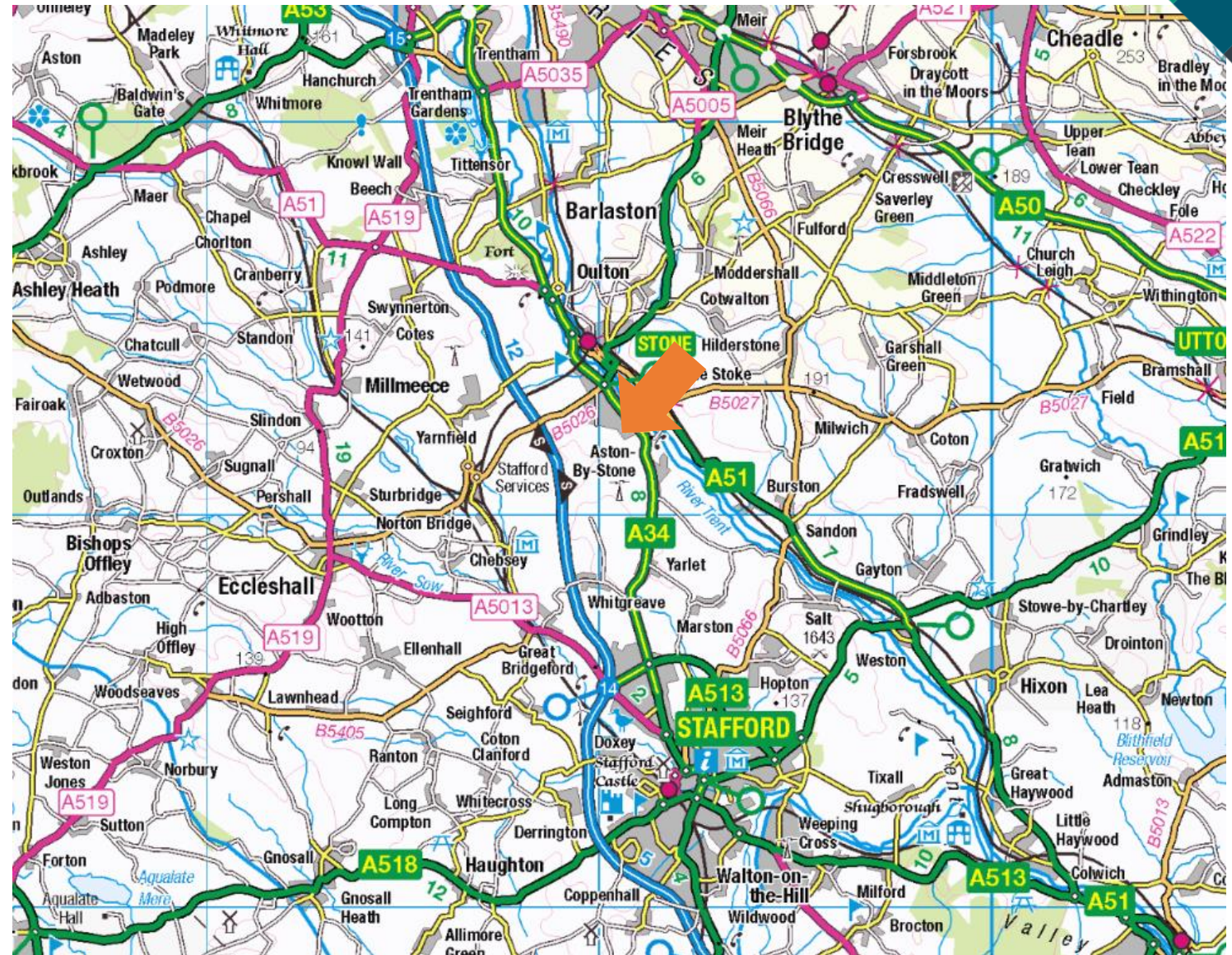
caine@mounseysurveyors.co.uk

**Tom Johnson**

tom@mounseysurveyors.co.uk

T: 01782 202294

**Mounsey Chartered Surveyors**, Lakeside,  
Festival Way, Festival Park, Stoke-on-Trent,  
ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.