

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 12B BLYTHE BUSINESS PARK, SANDON ROAD, CRESSWELL, STOKE-ON-TRENT, ST11 9RD



Contact Caine Savage: caine@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



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STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD

LOCATION

Blythe Business Park is conveniently located near to Blythe Bridge with excellent road links to the major routes:

A50 – 2.1 miles A500 – 8 miles M6 J15 – 10 miles

Blythe Bridge train station is approximately 2.8 miles and is on the Crewe to Derby line stopping at Stoke-on-Trent.

DESCRIPTION - [360 Tour Link](#)

Blythe Park is a successful and well-regarded commercial location featuring a mixture of office and industrial accommodation. The estate has on site security with a manned security booth. The unit benefits from:

- Manuel roller shutter
- Kitchenette
- WC
- Parking fronting the unit
- Office
- 3 phase electric supply
- Unit height 3.7m

ACCOMMODATION

SQ M

SQ FT

Gross Internal Area

102.19

1,100

RENT

£7,150 per annum plus VAT.

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the external areas and common items of the estate at £1.04 psf per annum. Further information is available upon request.

EPC

The premises are exempt.

RATING ASSESSMENT

The rateable value in the 2023 listing is £6,800. Occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

TENURE

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

VAT

All prices are quoted exclusive of VAT which is applicable.

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SERVICES

Water and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The ingoing Tenant is responsible for the landlords reasonable legal costs for the preparation of the lease.

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.

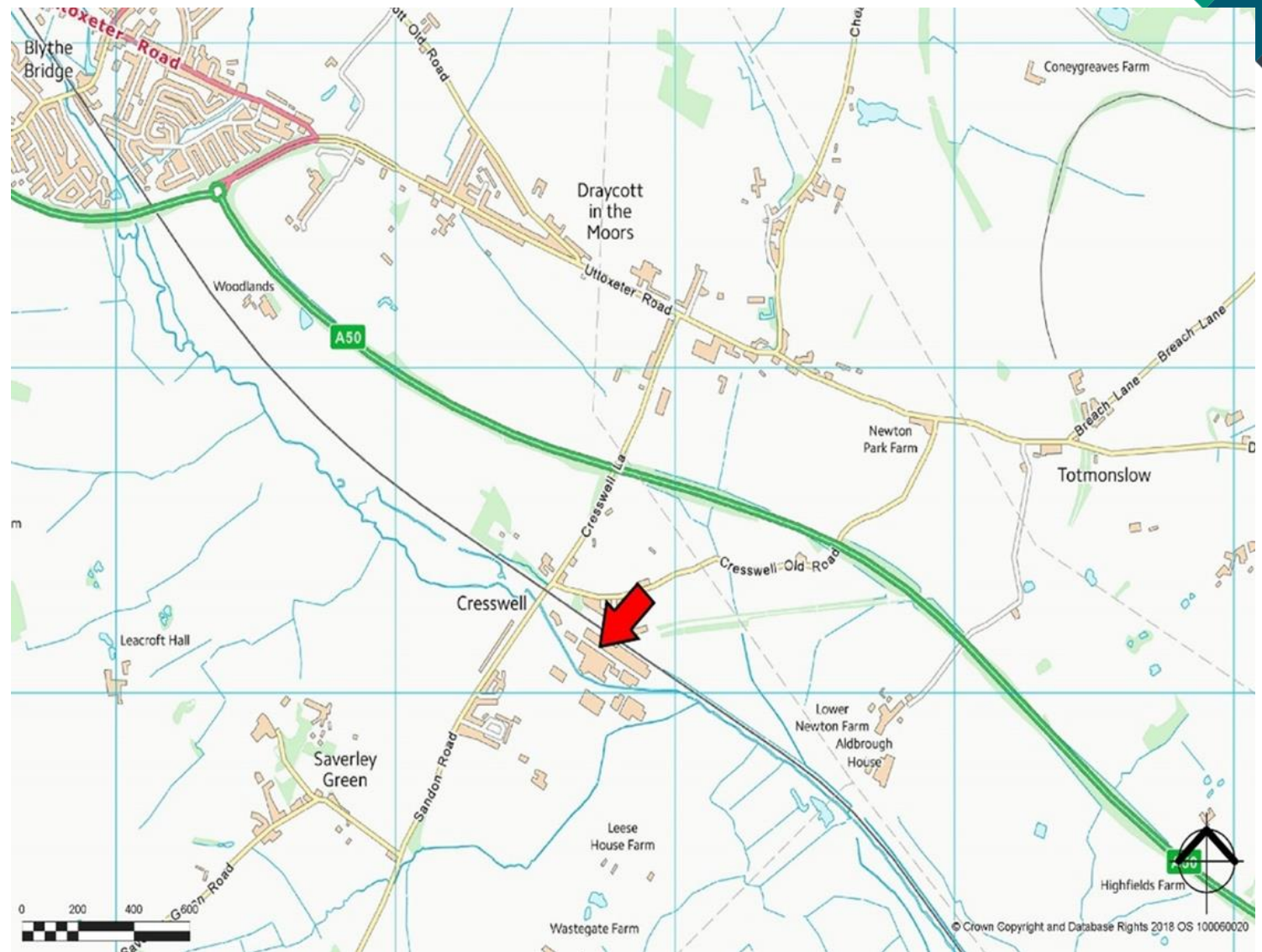
CONTACT

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



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- 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.
- 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.
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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 ☎ 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.