

# TO LET

## SECOND FLOOR OFFICE PREMISES

4 RIDGEHOUSE DRIVE, FESTIVAL PARK, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5SJ



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

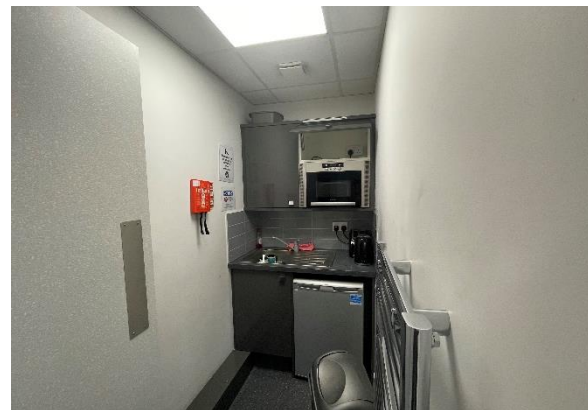
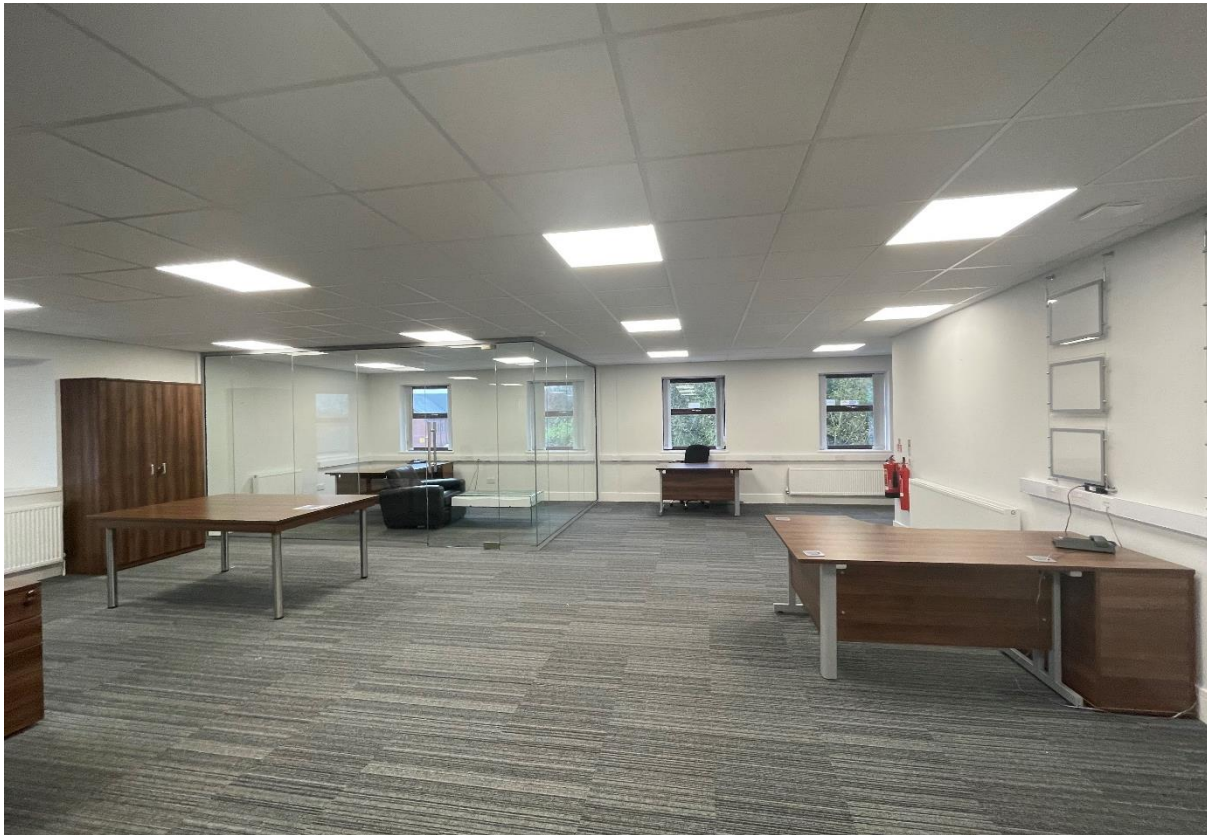
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## LOCATION

The property occupies a prominent position on Ridgehouse Drive, the main entrance onto Festival Park. Festival Park has access to the A500 which provides a dual carriageway link through to Junctions 15 & 16 of the M6 Motorway. The A500 also connects to the A50, providing east-west access between the M6 and the M1 Motorway.

Festival Park occupiers include Mitten Clarke, RSM, Terrafix and Bet365.

## DESCRIPTION - [Virtual Tour](#)

The subject property comprises a modern second floor open plan office space benefitting from the following specification:

- Partitioned Meeting / Private Office
- Suspended Ceiling
- Carpet Flooring
- Double Glazed Windows
- 4 Allocated Car Parking Spaces
- Gas Central Heating
- 24/7 Access
- WC's
- Intercom Access
- Data Cabling

ACCOMMODATION	SQ M	SQ FT
<b>Total Net Internal Area</b>	<b>108.47</b>	<b>1,167</b>

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## RENT

Rent on application.

## TENURE

The property is available by way of a new lease on terms to be agreed.

## EPC

The property has an EPC rating of B-49.

## RATING ASSESSMENT

The property has a rateable value of £13,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

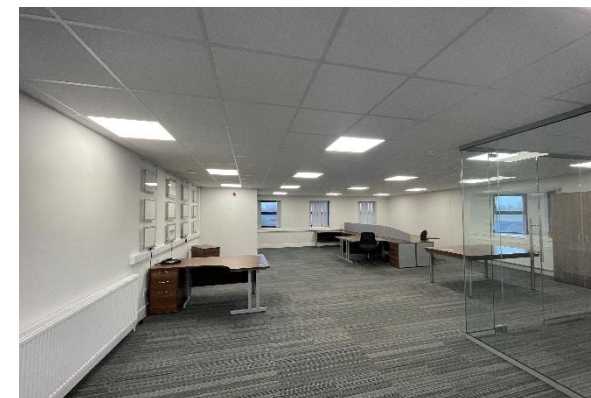
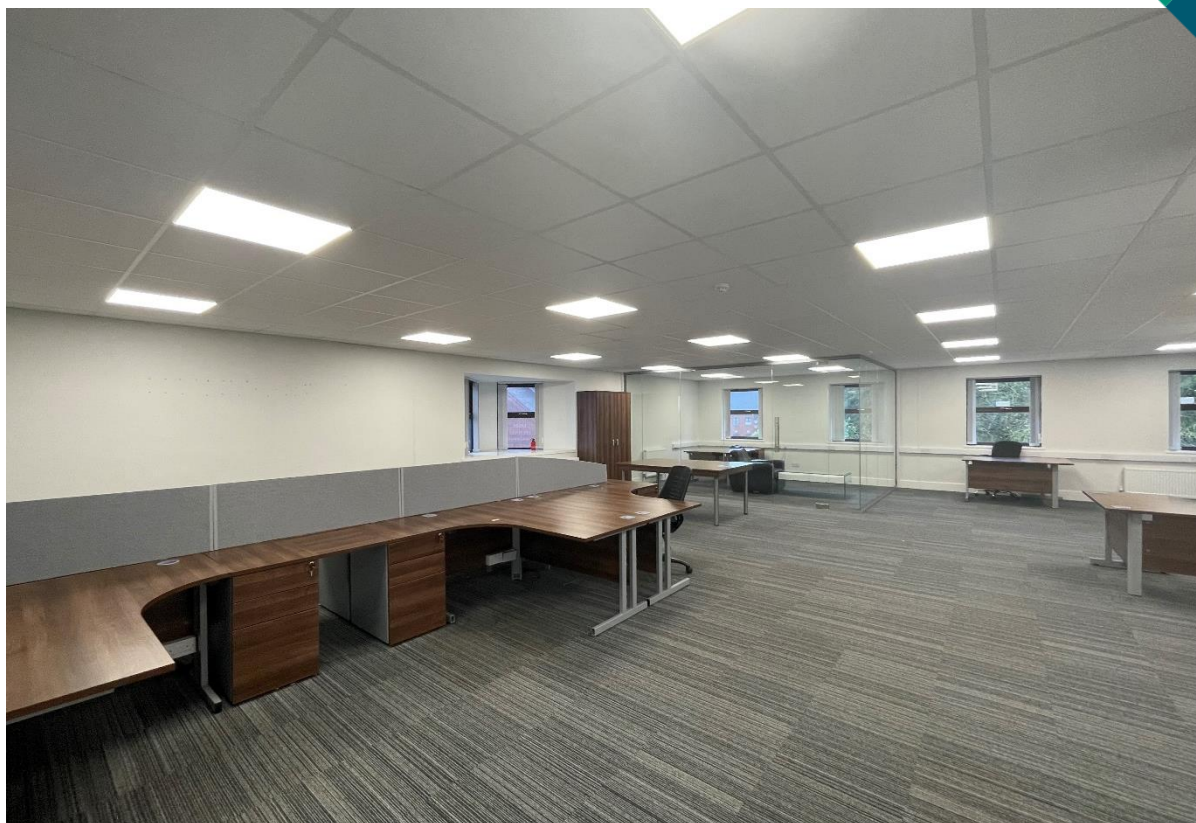
All prices are quoted exclusive of VAT we understand is applicable.

## LEGAL COSTS

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

## SERVICES

All services 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.



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## 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.

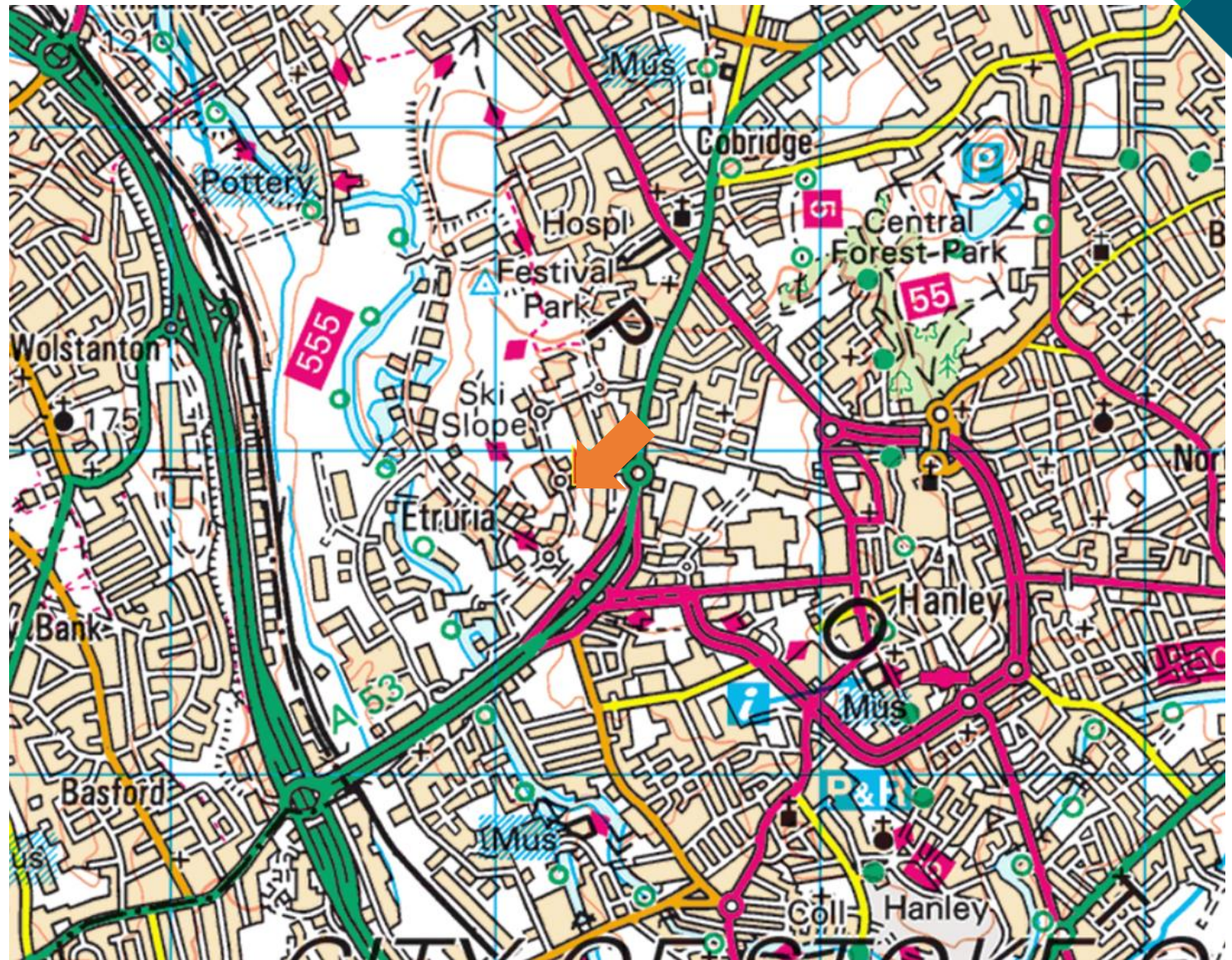
## CONTACT

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**Mounsey Chartered Surveyors,**  
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- 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.
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- 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.

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## 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.