

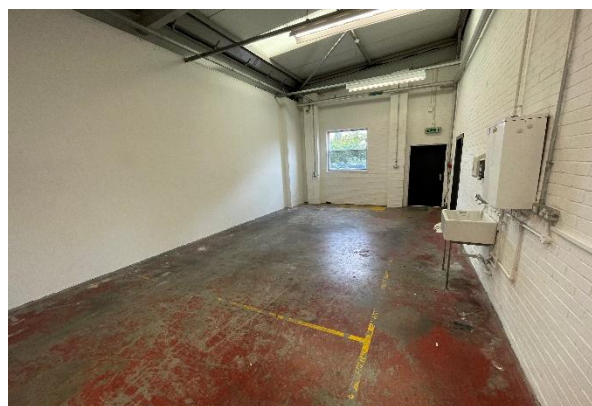
# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 2 STONE ROAD BUSINESS PARK, STOKE-ON-TRENT, ST4 6SR







## LOCATION

The property is located on Stone Road Business Park at the end of Campbell Road, in very close proximity to the A34, A50 and A500 dual carriageways as well as Junction 15 of the M6 Motorway which is approximately 1.5 miles distant.

Surrounding occupiers include Michelin, Copper & Optic Terminations and JG Fenn.

## DESCRIPTION – [VIRTUAL TOUR](#)

The property is of steel portal frame construction with full height brickwork elevations under a pitched and insulated steel profile clad roof incorporating sky lights.

It briefly comprises of the following:

- Electric roller shutter door access
- Height to the eaves of 4 meters
- Extensive car parking provisions
- Private office
- WC and kitchenette facilities

Accommodation	SQ M	SQ FT
Total Gross Internal Area	302.80	3,259



## TENURE

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

## RENT

£24,000 per annum plus VAT.

## EPC

The property has an EPC rating of D-86.

## RATING ASSESSMENT

The rating assessment listed in the VOA list for April 2023 is £15,000. 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

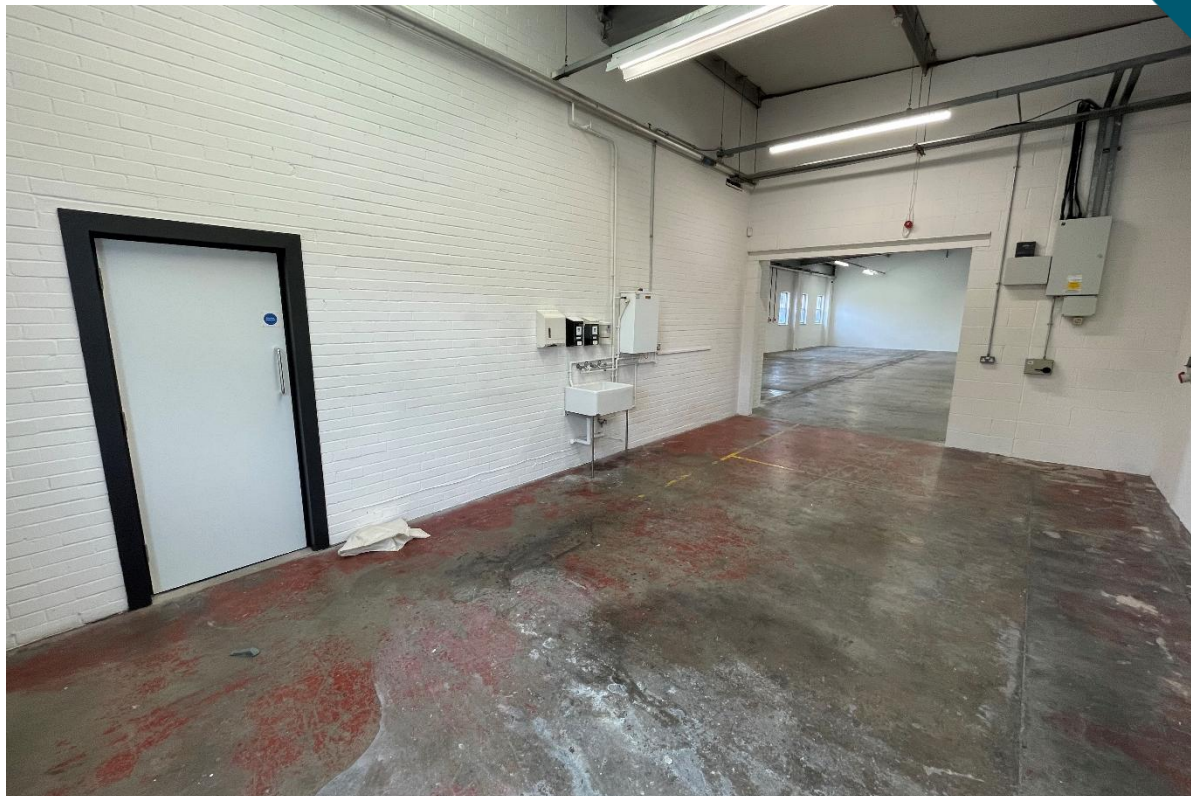
All prices are quoted exclusive of VAT which is applicable.

## SERVICES

Mains electricity, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the estate. Further details are available from the agents.





## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## CONTACT

## Caine Savage

T: 01782 202294

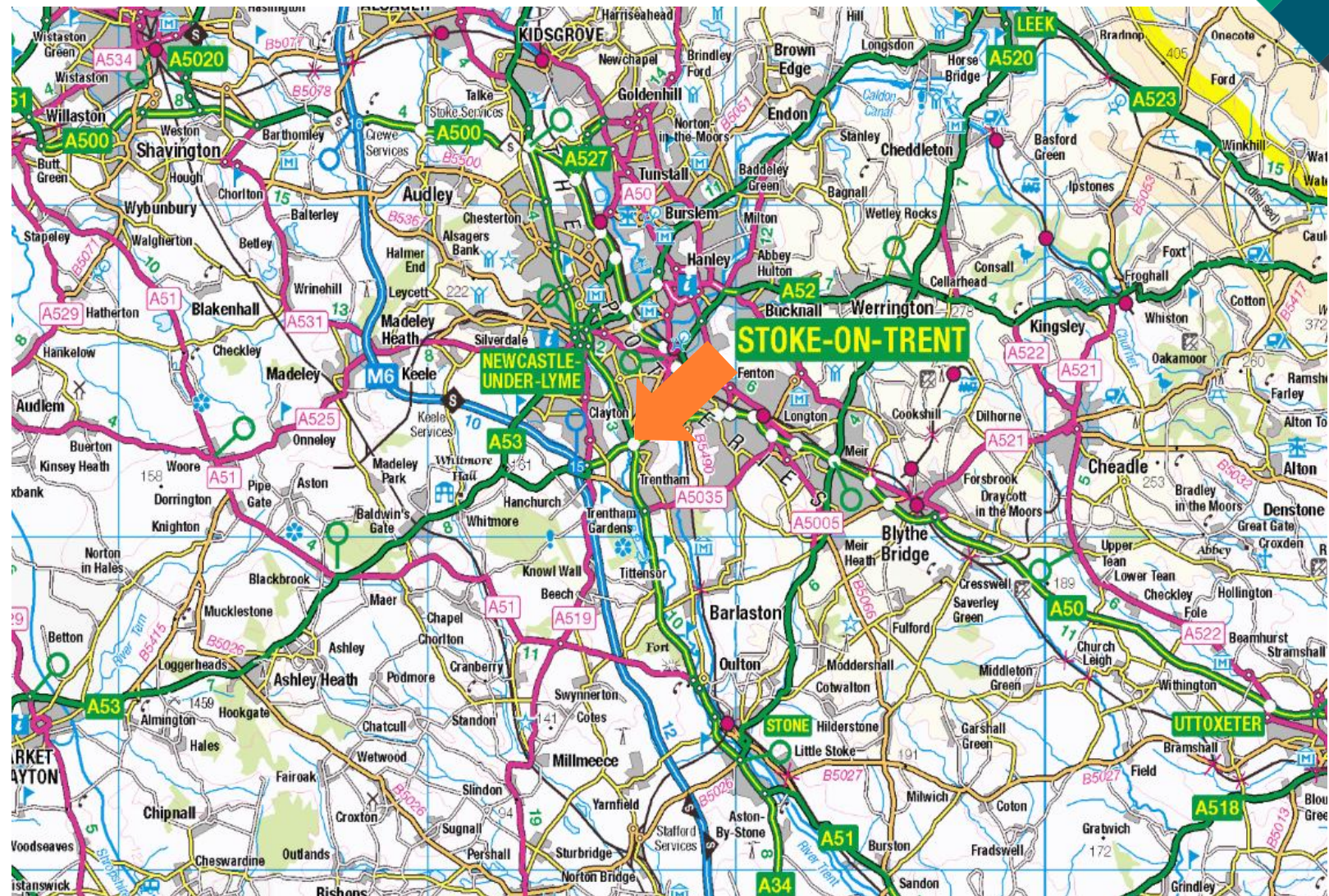
**E:** [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

# Tom Johnson

T: 01782 202294

E: [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

**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.

y) 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.