

TO LET

MODERN TRADE COUNTER / WAREHOUSE PREMISES

UNITS 5 – 7 DIAMOND BUSINESS PARK, DIAMOND WAY, STONE BUSINESS PARK, STONE, ST15 OSD



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MODERN TRADE COUNTER / WAREHOUSE UNIT

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STONE, ST15 OSD



LOCATION

Diamond Business Park is situated off Diamond Way on Stone Business Park, an established commercial location approximately 2 miles to the south of Stone Town Centre. Stone Railway Station is located approximately 2 miles to the northwest.

Stone Business Park sits directly opposite the A34 Dual Carriageway which provides direct access to Stoke-on-Trent and Newcastle-under-Lyme. The A34 also provides access to the A500 with Junction 14 of the M6 Motorway located approximately 4.4 miles distant.

DESCRIPTION - [Virtual Tour](#)

The property briefly comprises of a modern trade counter / warehouse premises of steel portal frame construction located on Diamond Business Park.

The property benefits from the following specification:

- 3-Phase 100AMP Electric Supply
- Eaves Height of 5.70 Meters
- 3X Electric Surface Roller Shutter Access
- Allocated Loading & Car Parking Area
- LED Lighting
- Concrete Floor
- Secure Gated Site Entrance

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	408.03	4,392

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RENT

£39,750 per annum exclusive of VAT.

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

The property has an EPC rating of B - 49.

RATING ASSESSMENT

Pending. 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 from to let on a new full repairing and insuring lease plus service charge for a term to be agreed.

VAT

All prices are quoted exclusive of VAT which may be applicable.

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.



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LEGAL COSTS

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

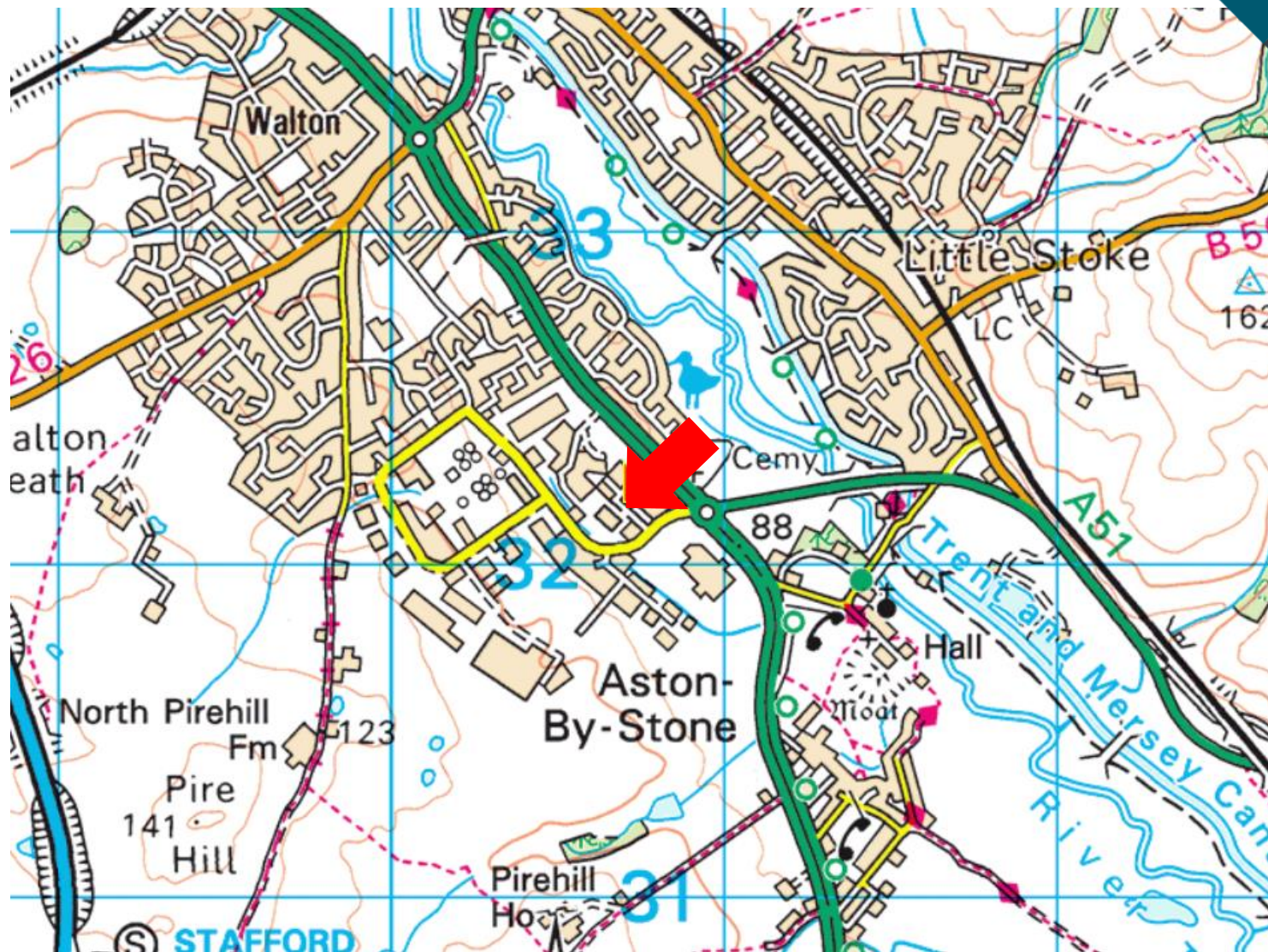
CONTACT

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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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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.



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



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