

# TO LET

**MODERN, SELF-CONTAINED FIRST FLOOR OFFICE ACCOMMODATION**

**WEST COURT (FIRST FLOOR), RIVERSIDE OFFICE PARK, CAMPBELL ROAD, STOKE-ON-TRENT, ST4 4FB**



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## LOCATION

The accommodation is on the first floor of West Court, one of three buildings which make up Riverside Office Park on Campbell Road. It is located at the intersection of the A50 and A500 dual carriageways and approximately 2 miles distant from Junction 15 of the M6 Motorway, providing a convenient link to the regional and national road network.

Stoke-on-Trent Railway Station is approximately 1.5 miles distant and provides direct services to Manchester, Birmingham and London.

## DESCRIPTION

West Court is a three-storey office building which was constructed for Michelin Tyre PLC in 2000. The first floor suite is configured within an 'L' shape with two open plan areas, each with its own enclosed kitchen facilities, either side of a central core which comprises three meeting rooms.

The suite benefits from the following:

- Suspended ceilings with LED lighting
- 37 car parking spaces (1:200 sq ft ratio)
- Gas central heating and air conditioning (not tested)
- Raised floors
- WC facilities
- 2 x 8-person passenger lifts (not tested)

\*Please note that the furniture shown in the photographs is not included.

ACCOMMODATION	SQ M	SQ FT
Total NIA	689.06	7,417

## RENT

Upon application.

## BUILDING & ESTATE CHARGE

A building charge and an estate charge are levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof. Further information can be provided by the agents.

## EPC

Pending.

## RATING ASSESSMENT

The property is to be reassessed. 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).

## TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed with effect from 25<sup>th</sup> March 2025. It may be possible to obtain vacant possession from 25<sup>th</sup> December 2024 – further information can be provided by the agents.

## VAT

All prices are quoted exclusive of VAT which 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.

## 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

**Tom Johnson**

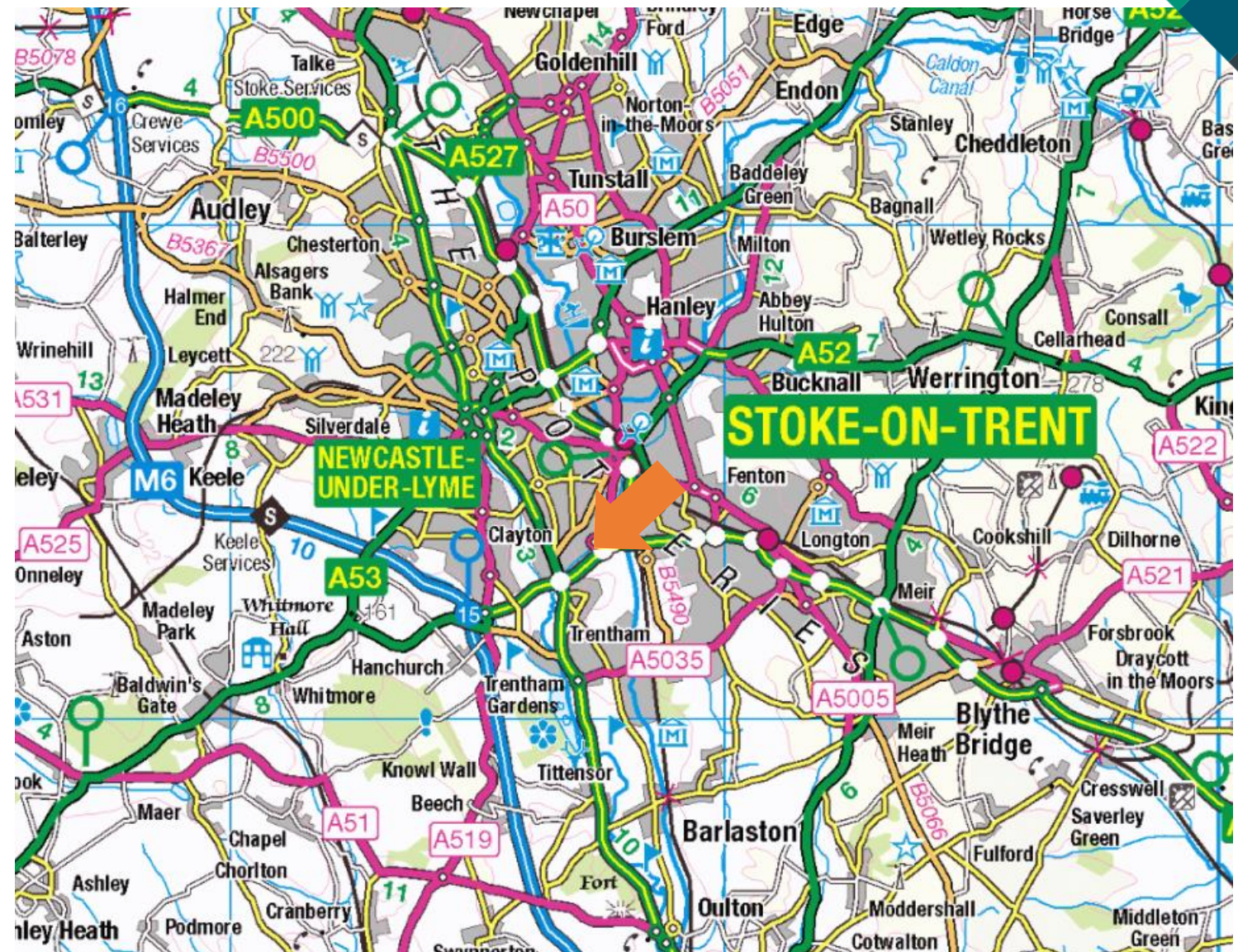
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# Our services

**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.

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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

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## 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.