

TO LET

OFFICE / BUSINESS PREMISES

UNIT 22B, WHITEBRIDGE ESTATE, WHITEBRIDGE WAY, STONE, STAFFORDSHIRE, ST15 8LQ



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LOCATION

Whitebridge Estate is located to the north of Stone, midway between Stafford and Stoke-on-Trent. It has excellent access via a roundabout intersection onto the A34 dual carriageway, which in turn provides a link to the surrounding local and regional road network.

DESCRIPTION

Whitebridge Estate is a successful and well-regarded commercial location featuring a mixture of office and industrial accommodation. The estate is owned by an "on site" company ensuring a high level of security through CCTV and efficiency when dealing with any estate management issues.

Unit 22B comprises a lower ground floor workspace and briefly benefits from the following specification:

- Open Plan Workspace
- Carpet Flooring
- Suspended Ceiling incorporating Lighting
- Staff Welfare Facilities
- Allocated Car Parking
- 24/7 Access

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	95.07	1,023

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TENURE

Available by way of a new lease on terms to be agreed.

RENT

£9,500 per annum exclusive.

EPC

The property has an EPC rating of D - 84.

RATING ASSESSMENT

The property has a rateable value of £5,800. Some occupiers may benefit from 100% business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and the management thereof.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs.



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SERVICES

Mains electric, gas, 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.

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.

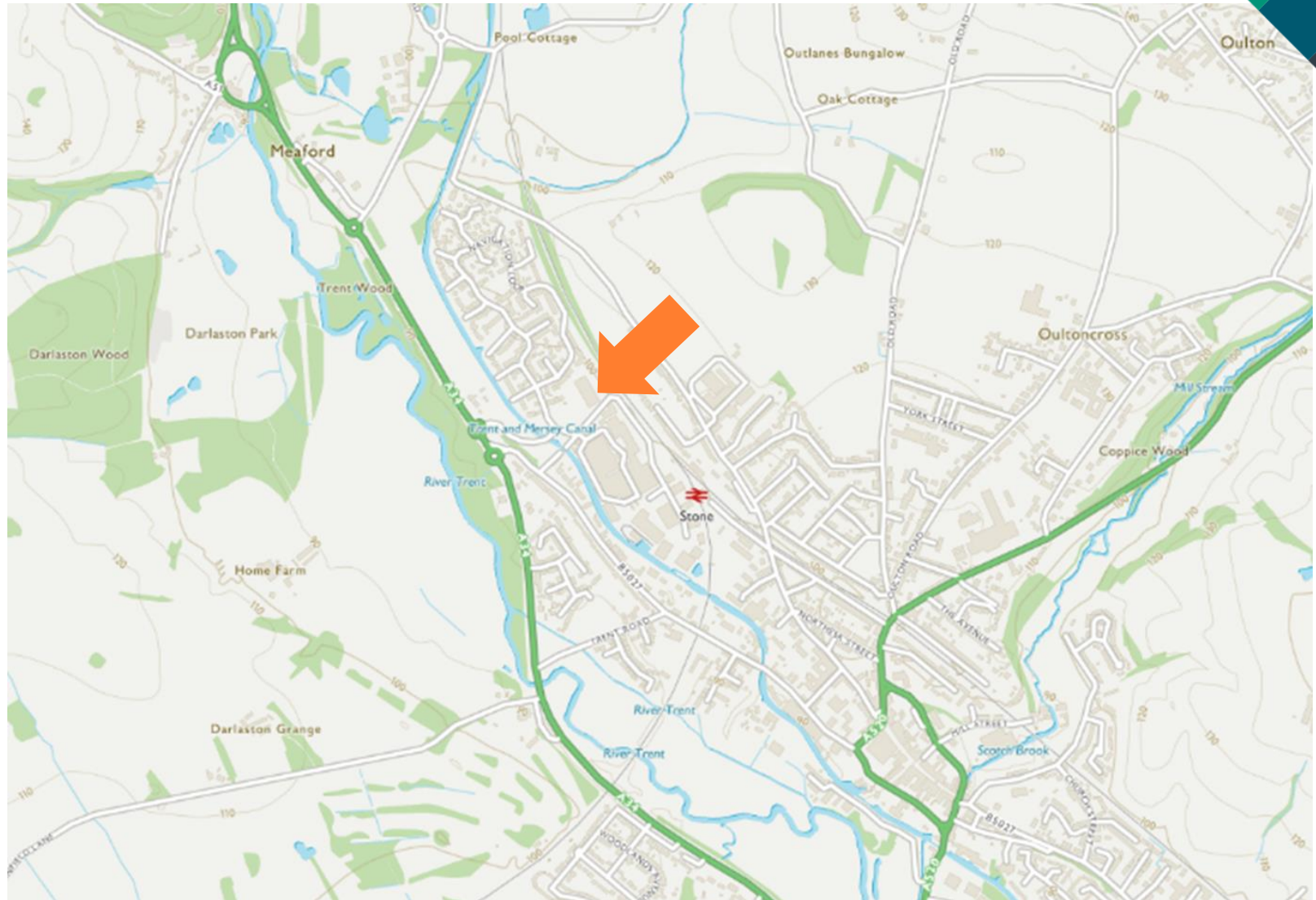
CONTACT

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Mounsey Chartered Surveyors,
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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.