

# TO LET (May Split)

WORKSHOP & OFFICES

KIRKLAND BUSINESS PARK, OLDMILL STREET, STOKE-ON-TRENT, ST4 2DH



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

Kirklands Business Park is located immediately off the A500 'D' road. The A50 dual carriageway is approximately 1.2 miles, whilst Hanley City Centre is approximately 1.7 miles.

## DESCRIPTION

The property consists of a two storey building with external rendered elevations (due to be redecorated) under a pitched tiled roof. There is parking on the shared yard for approximately 6 vehicles and secured with gates at the entrance.

The ground floor consists of two workshops, one with double door access, the other with a single door access, with an internal connecting door.

The protruding first floor section is accessed from the external spiral staircase, leading into an area currently used as a showroom but could also be offices, with laminate flooring, plastered ceilings and LED lighting. To the rear is an office, kitchen and access through to two further offices and ladies & gents WCs, making up the remainder of the first floor. There is a second staircase to the left side of the building from the yard. Benefits include:

- ✓ CCTV part internal & external
- ✓ Onsite parking
- ✓ Central heating
- ✓ Excellent road links
- ✓ LED lighting
- ✓ Intruder alarm (in part)

Note that a ground floor corner unit No.7 does not form part of the demise.

## TENURE

The premise is available by way of a new full repairing lease on terms to be agreed. A service charge is applicable to cover for all utilities and contribution towards maintenance of common areas. The service charge is subject to further discussion.

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Accommodation	SQ M	SQ FT
Ground Floor		
Unit 5 (workshop)	40.65	438
Unit 6 (workshop)	43	464
First Floor		
Unit 10 Showroom, offices & kitchen	74	800
Offices 8 & 9	42.86	461
Server room	5.27	57
<b>Total Area:</b>	<b>205.78</b>	<b>2,220</b>



## RENT

£16,000 per annum plus VAT.

## EPC

C - 63.

## RATING ASSESSMENT

There are separate assessments linked to the premises (under postcode ST4 2AG) which can be located via this link to the VOA website [Search results - Valuation Office Agency - GOV.UK](#)

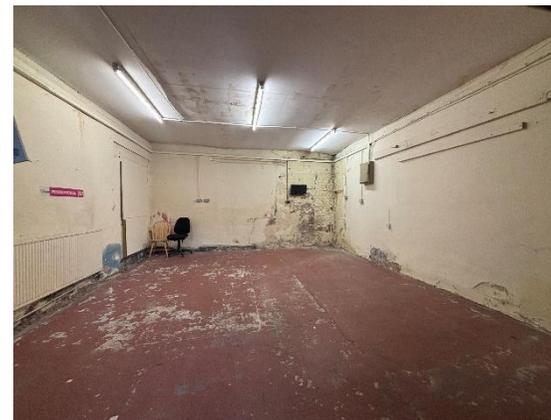
Interested parties may qualify for Small Business Rates Relief and we would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 238274).

## 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 is applicable.



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## SERVICES

All main services are believed to be connected to the property but have not been tested. The heating is connected to a shared boiler. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

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

## 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.

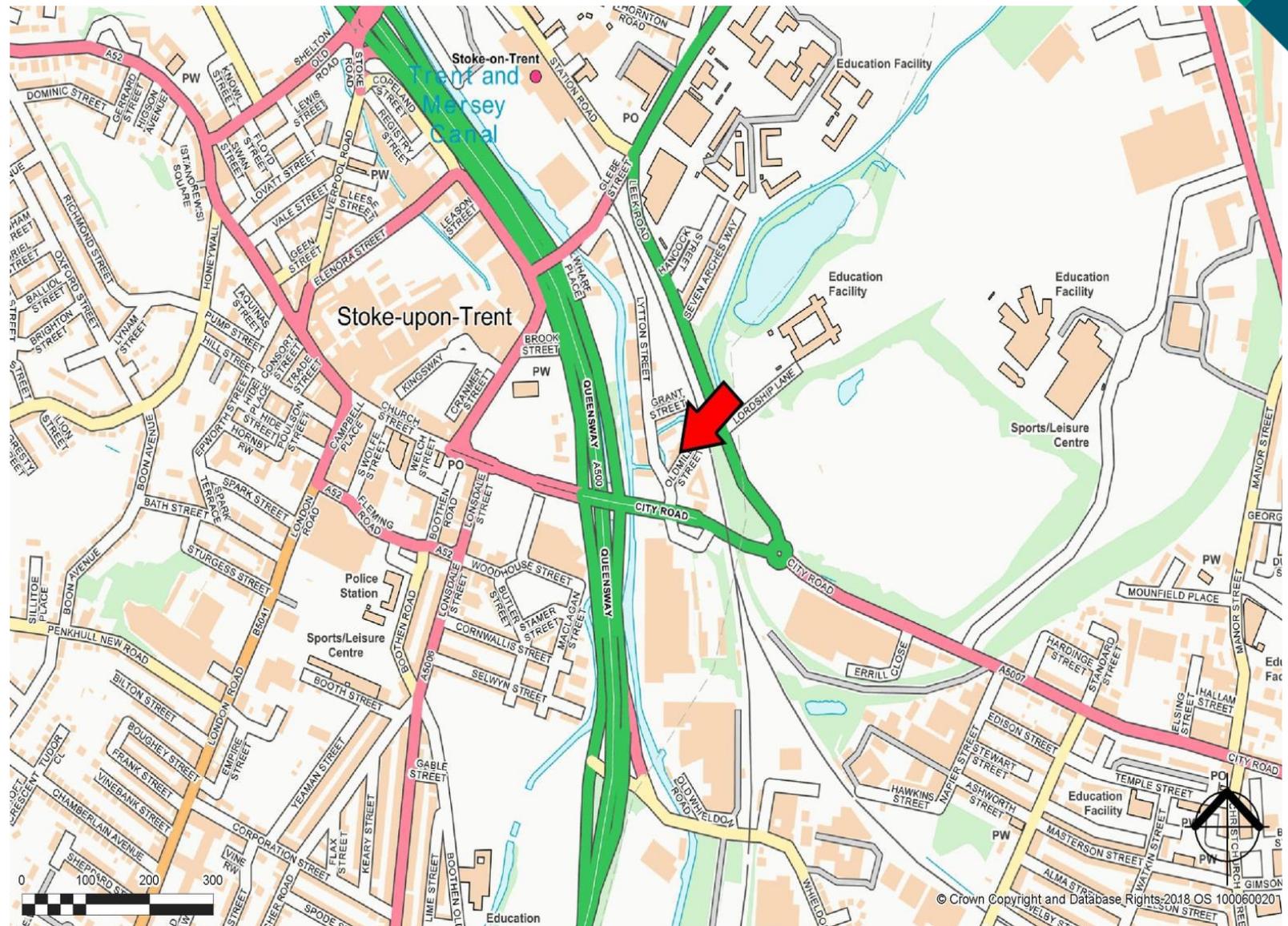
## CONTACT

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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.