

TO LET

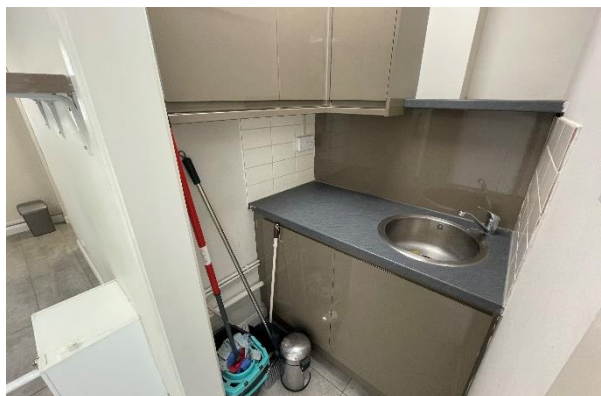
BUSINESS PREMISES SUITABLE FOR VARIOUS USES (STTP)

UNIT 14D, WHITEBRIDGE ESTATE, WHITEBRIDGE WAY, STONE, ST15 8LQ



BUSINESS PREMISES

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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.

The subject property is prominently located on Whitebridge Way, close to the estate's main entrance.

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 14D briefly benefits from the following specification:

- High Quality Business Unit
- WC Facilities
- Kitchenette
- Suspended Ceiling
- Allocated Car Parking
- Reception Area

The property is considered suitable for a variety of commercial uses subject to planning permission.

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| ACCOMMODATION | SQ M | SQ FT |
|--------------------------------|--------------|------------|
| Ground Floor | 26.20 | 282 |
| Total Net Internal Area | 26.20 | 282 |

TENURE

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

RENT

£4,500 per annum exclusive.

EPC

The property has an EPC rating of B - 45.

RATING ASSESSMENT

The property has a rateable value of £3,600. 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 may be applicable.



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SERVICES

Mains electric, 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.

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.

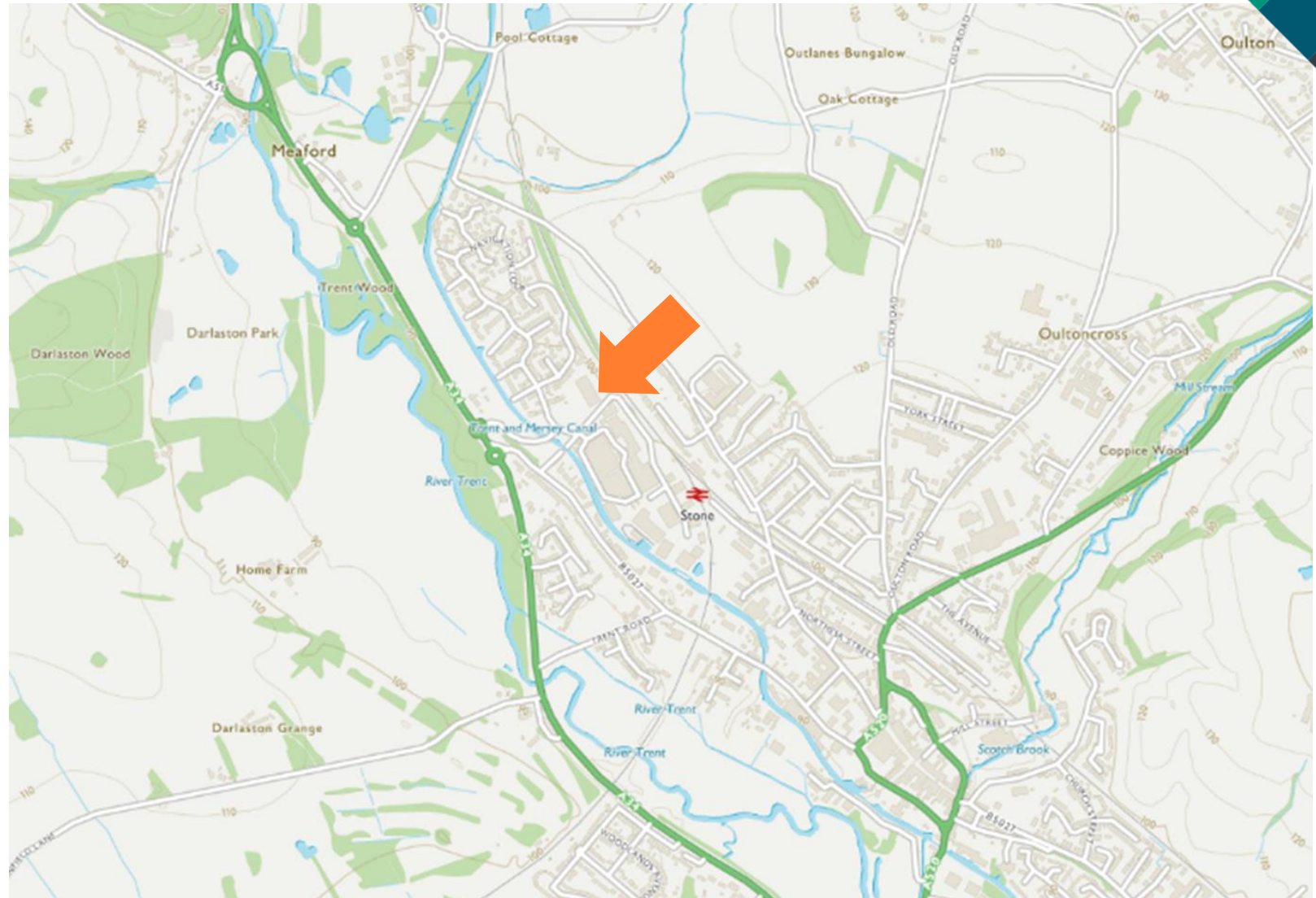
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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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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.