TO LET

SERVICED OFFICE SUITES

OLD WHIELDON ROAD BUSINESS CENTRE, OLD WHIELDON ROAD, STOKE-ON-TRENT, ST4 4HW

mounsey
CHARTERED SURVEYORS

Contact Caine Savage: caine@mounseysurveyors.co.uk

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LOCATION

The business centre is located on Old Whieldon Road adjacent to the A500 dual carriageway, an 'A' road link to the towns of Stoke-on-Trent between Junctions 15 and 16 of the M6 Motorway. Whieldon Road provides a direct link to the A50 dual carriageway which provides good access to the east of Stoke-on-Trent as well as Junction 24 of the M1 Motorway.

DESCRIPTION

The property comprises a number of office suites in various sizes arranged over ground and first floor with car parking available.

The offices benefit from the following:

- Large communal kitchen
- Communal WCs
- 24/7 Access
- Intruder alarm
- Car-parking
- CCTV Security System

Tenants are responsible for their own internet and phone connections.

TENURE

Terms are flexible and to be agreed.

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ACCOMMODATION

Suite	SQ. M.	SQ. FT.
Office 9	68.37	736
Office 10	25.36	273
Office 11	14.58	157
Office 12	18.48	199
Total NIA	126.79	1,365

LICENCE FEE

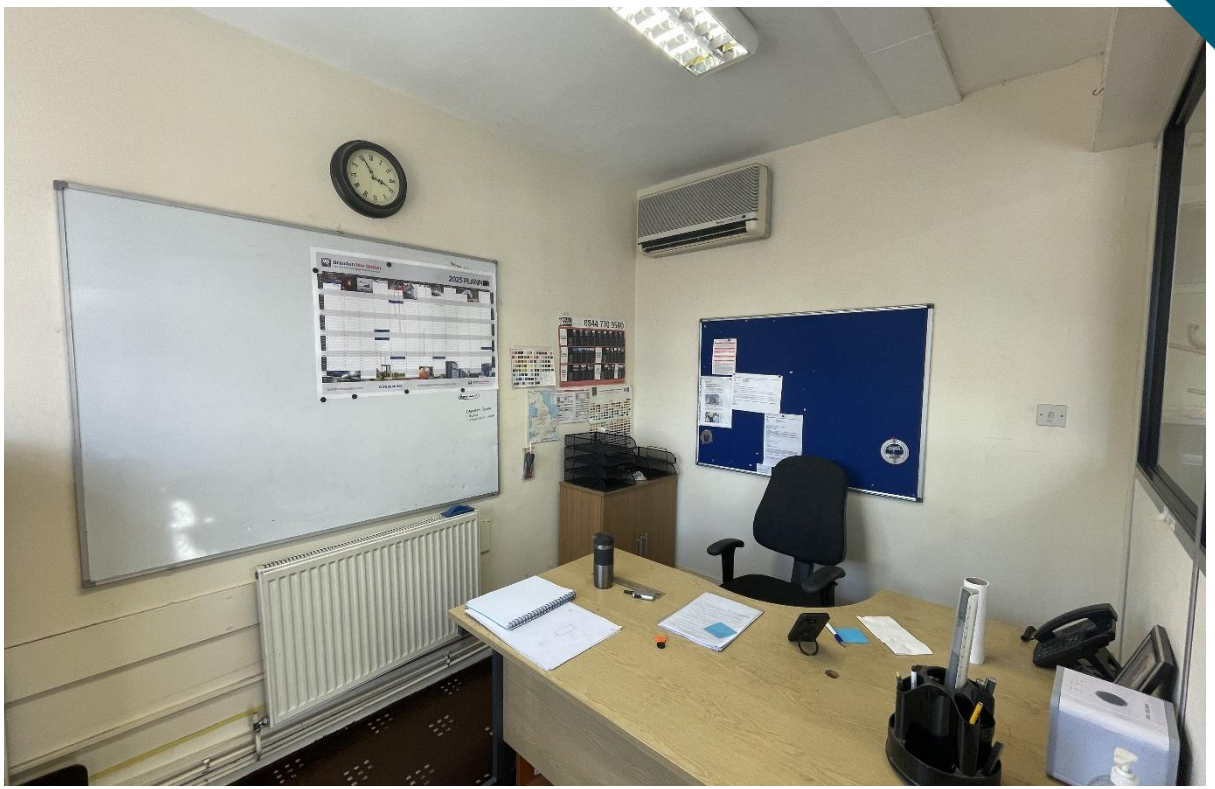
Office 9 - £225 per calendar week
Office 10 - £85 per calendar week
Office 11 - £50 per calendar week
Office 12 - £60 per calendar week

The licence fee is inclusive of rent, service charge, building insurance, utilities, broadband, external maintenance and refuse collection. This will be payable monthly in advance.

The service charge is levied to cover the upkeep, maintenance, and management of the common and external parts of the building. Further information is available upon request.

SERVICES

All mains' 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.



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PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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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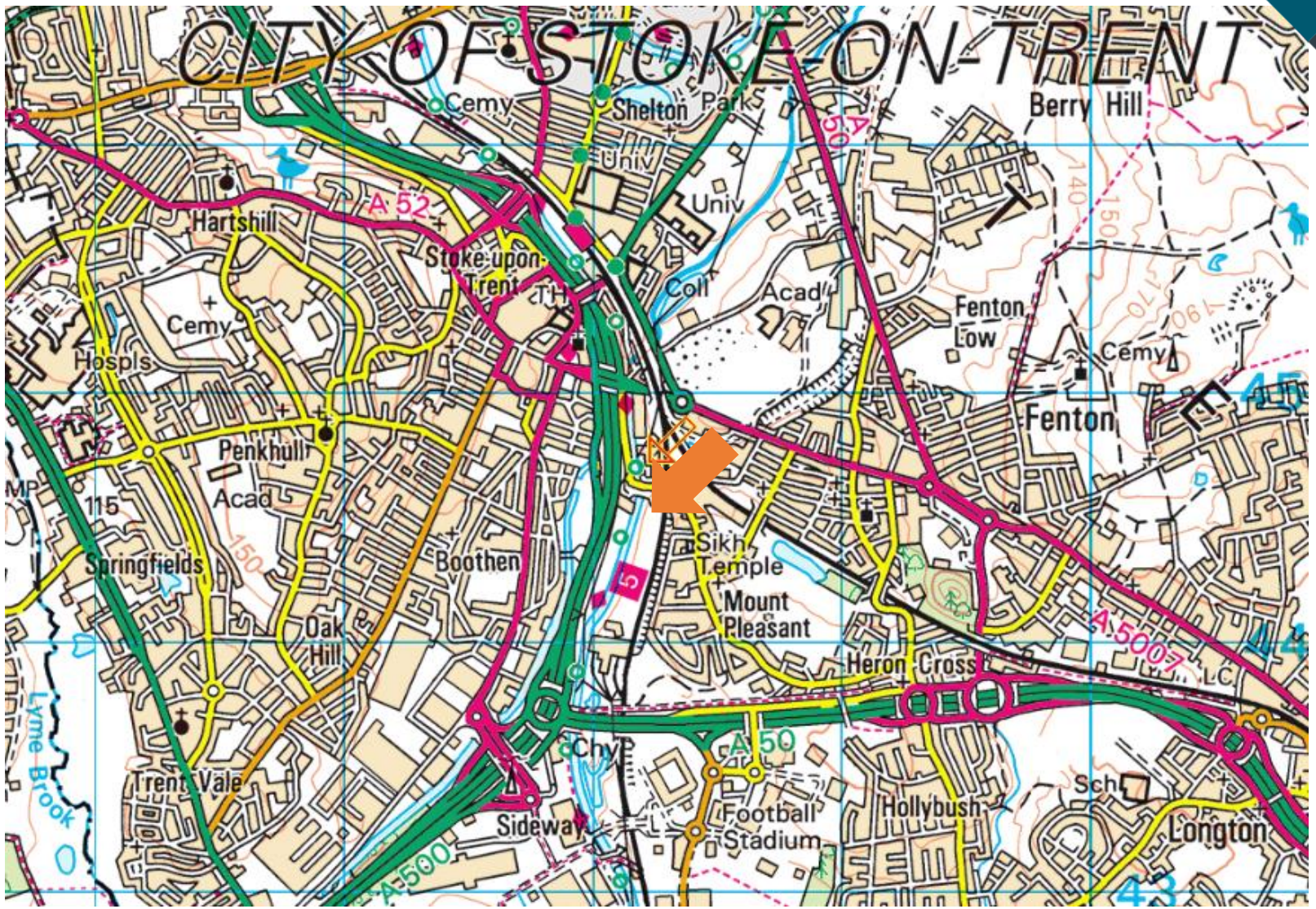

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
iv) all rentals and prices are quoted exclusive of VAT.
v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.