

TO LET

SERVICED OFFICES

FIRST FLOOR, NEWPARK WORKS, CINDERHILL INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST3 5LB



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LOCATION

The property is situated on Cinderhill Industrial Estate a popular and established commercial location off Weston Coyney Road in Longton.

The premises benefits from excellent road links being in close proximity to the A50 dual carriageway which provides direct access to the A500 dual carriageway and M1 motorway. Junction 15 of the M6 motorway is located approximately 5.9 miles distant.

DESCRIPTION

The property comprises of a self-contained first floor office space which can be taken as a whole or in two sections. The accommodation briefly benefits from the following specification:

- Carpet flooring
- Suspended ceiling with inset lighting
- Gas central heating
- On site car parking for circa 8 vehicles
- WC's
- Kitchenette
- Plaster painted walls

ACCOMMODATION	SQ M	SQ FT
Suite 1	150.70	1,622
Suite 2	78.41	844
Total Net Internal Area	229.11	2,466

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TENURE

The property is available by way of a new tenancy agreement on terms to be agreed.

RENT

£37,000 per annum plus VAT. The rent is inclusive of utilities, internet, service charge and building insurance.

EPC

D - 82.

RATING ASSESSMENT

The property is currently in the process of being split with the rateable value for the suite to be confirmed. Interested parties are advised to make their own enquiries with the local rating authority (Stoke-on-Trent City Council).

PLANNING

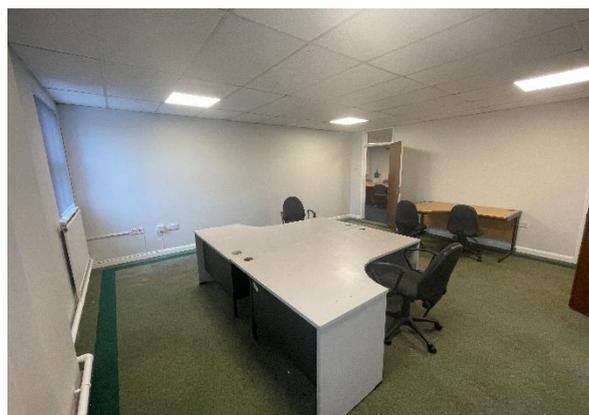
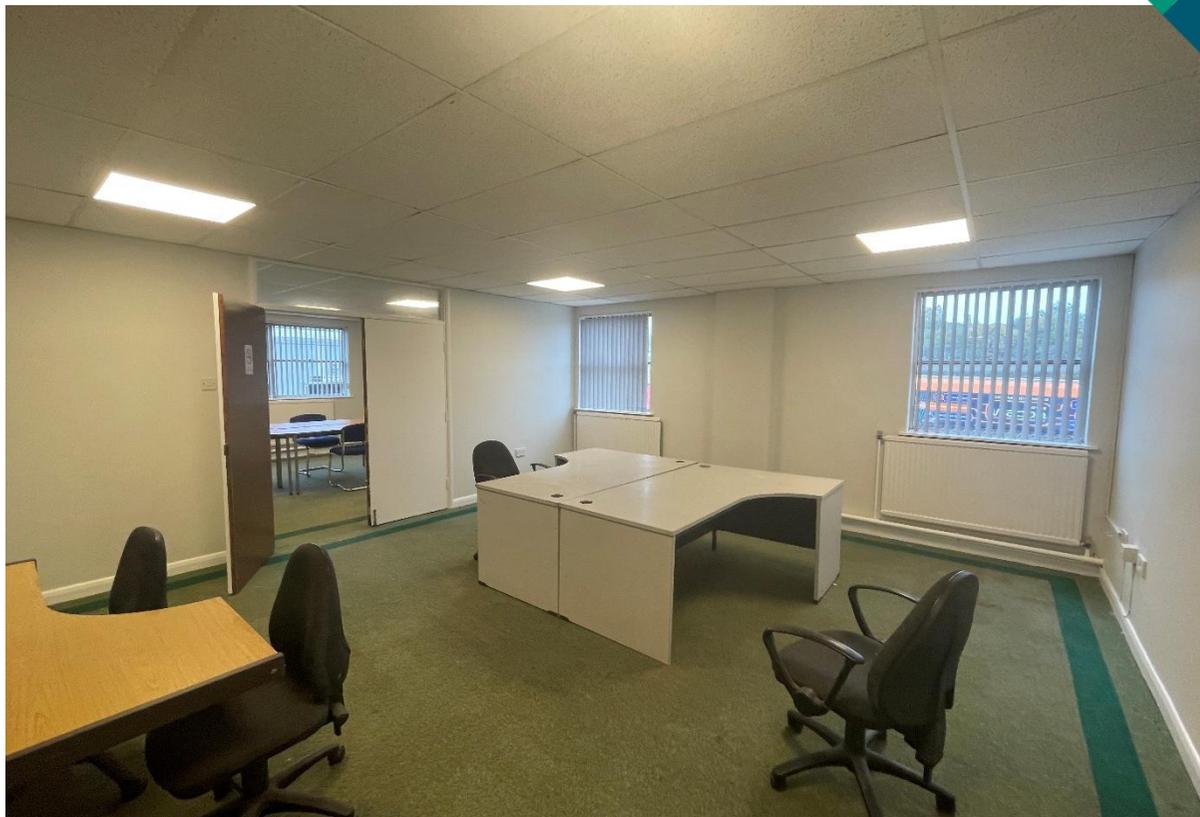
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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ANTI MONEY LAUNDERING

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

LEGAL COSTS

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

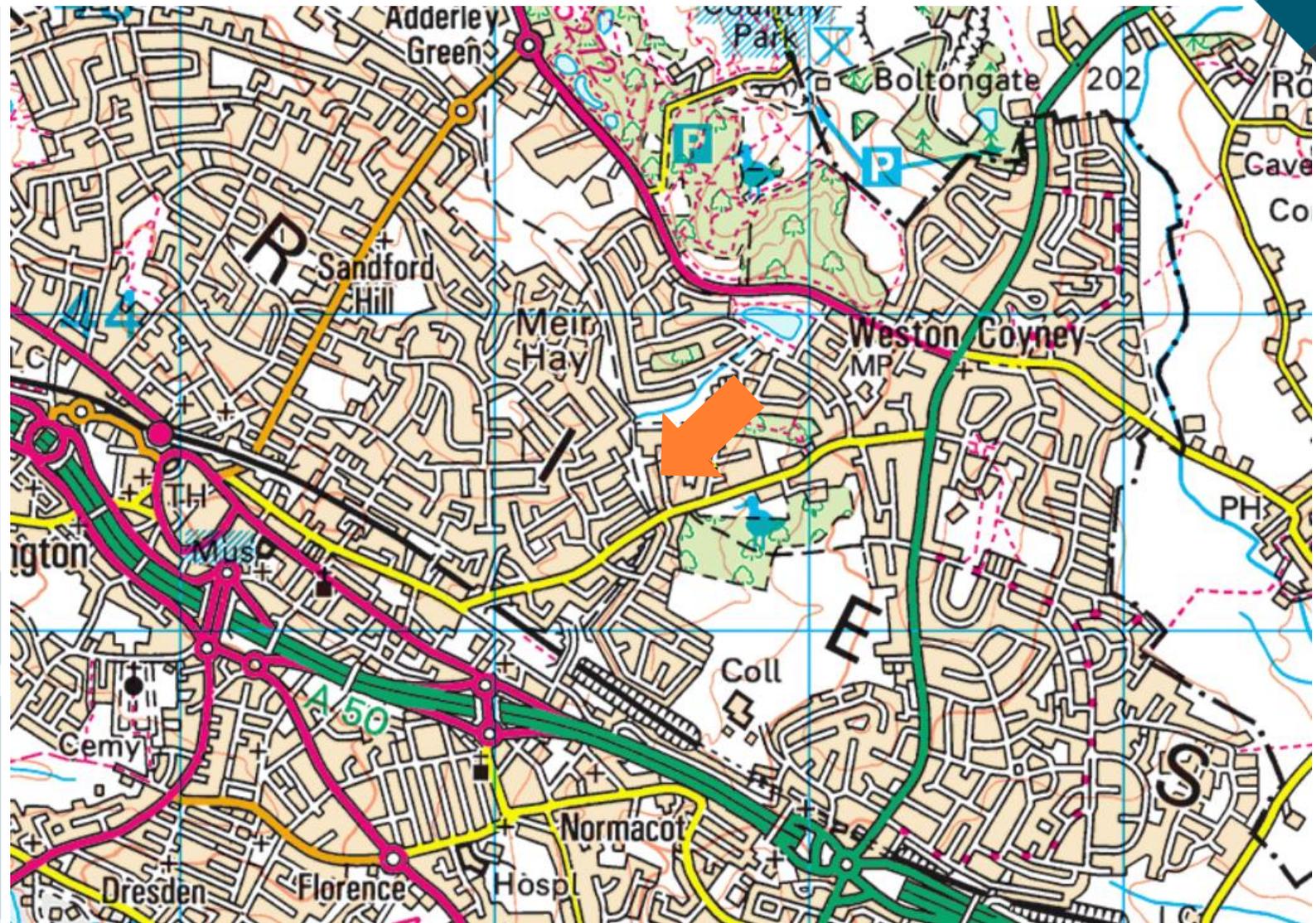
CONTACT

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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.