TO LET

SERVICED OFFICES

BLYTHE BUSINESS PARK, SANDON ROAD, CRESSWELL, STAFFORDSHIRE, ST11 9RD

mounsey
CHARTERED
SURVEYORS



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

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LOCATION

The Business Park is conveniently located near to Blythe Bridge with excellent road links to the major routes:

- A50 – 2.1 miles
- A500 – 8 miles
- M6 J15 – 10 miles

Blythe Bridge train station is approximately 2.8 miles and is on the Crewe to Derby line stopping at Stoke-on-Trent.

BLYTHE PARK

Situated in secure, attractive landscaped grounds, Blythe Business Park caters for a wide variety of businesses including offices, warehousing and industrial units. Home to more than fifty occupiers, the park has a thriving enterprise culture which is enhanced by the provision of a range of amenities. The site also caters for Checkley bowling club a pleasant feature on the drive into the business park.

DESCRIPTION

Serviced offices are located to the front of the business park within the two storey feature building, home to a range of businesses. The offices benefit from a shared secure entrance, shared toilets and kitchen facilities. The offices are well presented and benefit from shared use of a boardroom, by appointment.

The larger first floor office has its own toilets and kitchenette, rent to be agreed.

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Accommodation	SQ M	SQ FT	Rent PCM
Suite G11b 360 Tour Link	28.87	310	£505
1st Floor Suite F1-F3	59.64	642	£1,045
1st Floor Suite F4	28.52	307	£500
1st Floor F7 360 Tour Link	31.77	342	£555
1st Floor F8 – F12 360 Tour Link	252.79	2,721	TBA*
*rent to be agreed dependent upon an exclusive or inclusive cost to be agreed.			



TENURE

Available on a new 12 month or longer term. The rent stated is inclusive of all costs except business rates, telecoms and IT which remain the responsibility of the Tenant.

- Rent
- Building Insurance
- Site Security
- Estate Facility Charge
- Utilities
- Cleaning of Common Areas

RATING ASSESSMENT

Each office suite is separately assessed and the occupier is responsible for business rates. Occupiers may benefit from 100% business rates relief for suites with an assessment under £12,000.

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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PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

EPC

The property has an EPC rating of E - 114.

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.

CONTACT

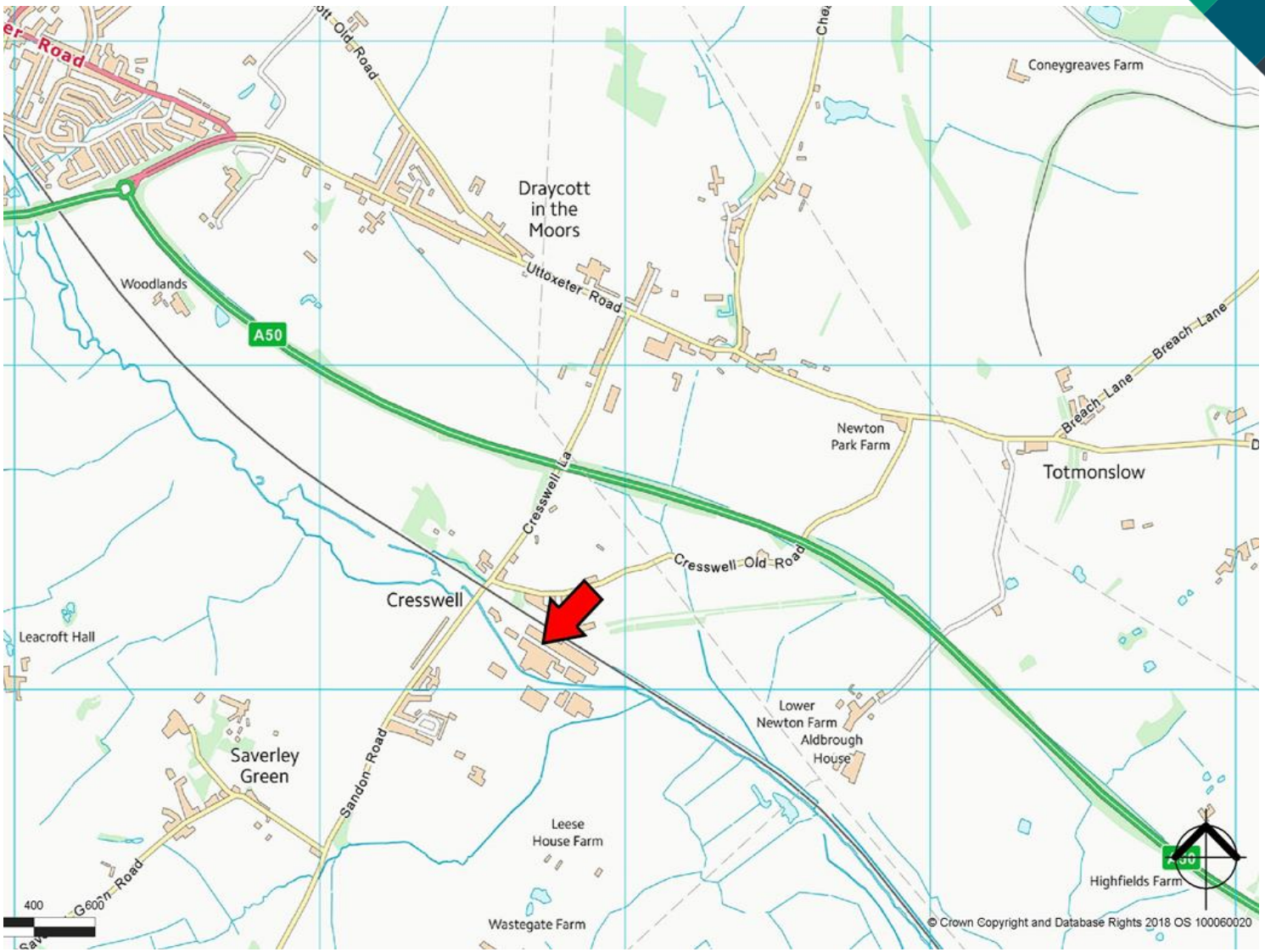
Rob Stevenson / Caine Savage

T: 01782 202294

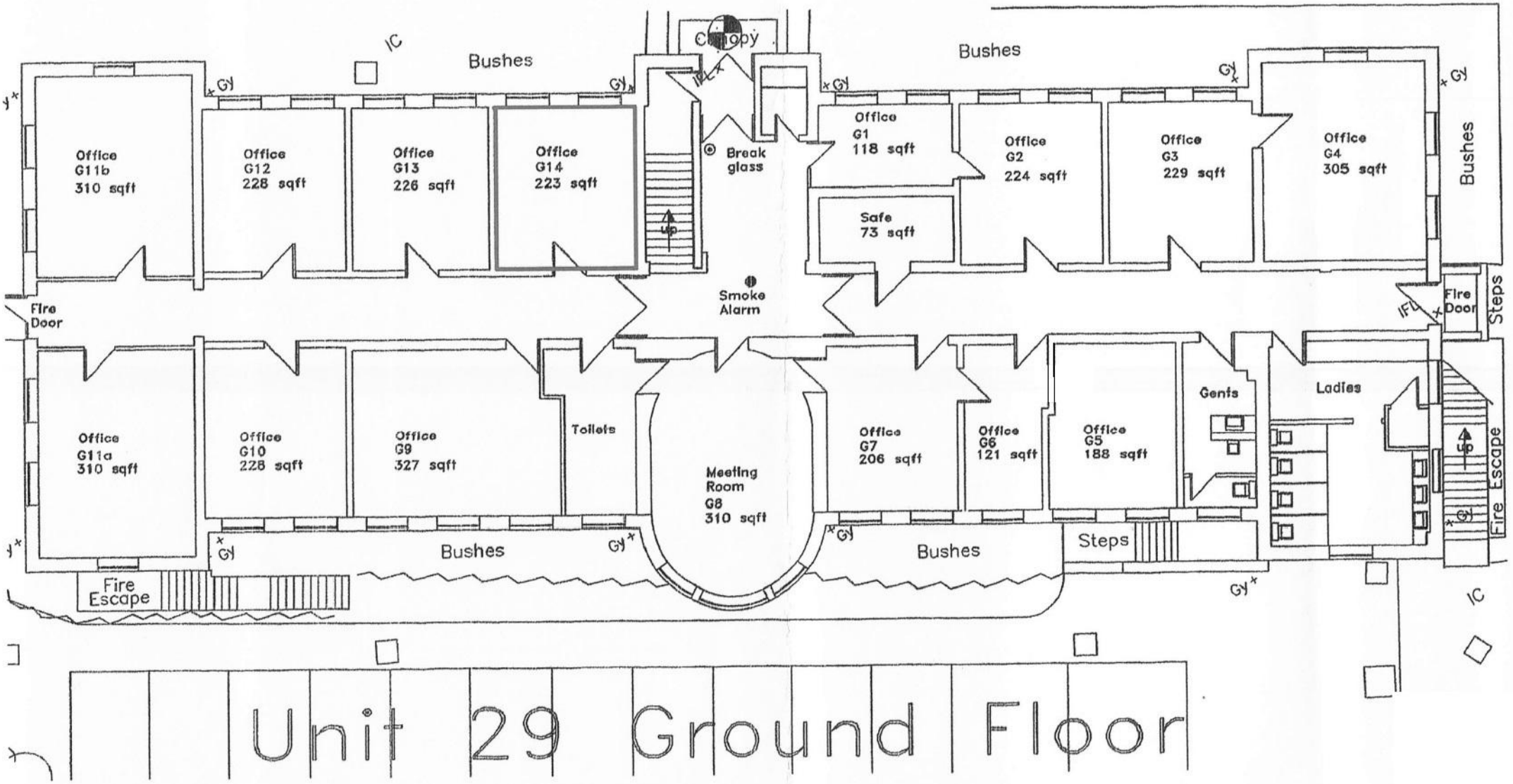
E: rob@mounseysurveyors.co.uk

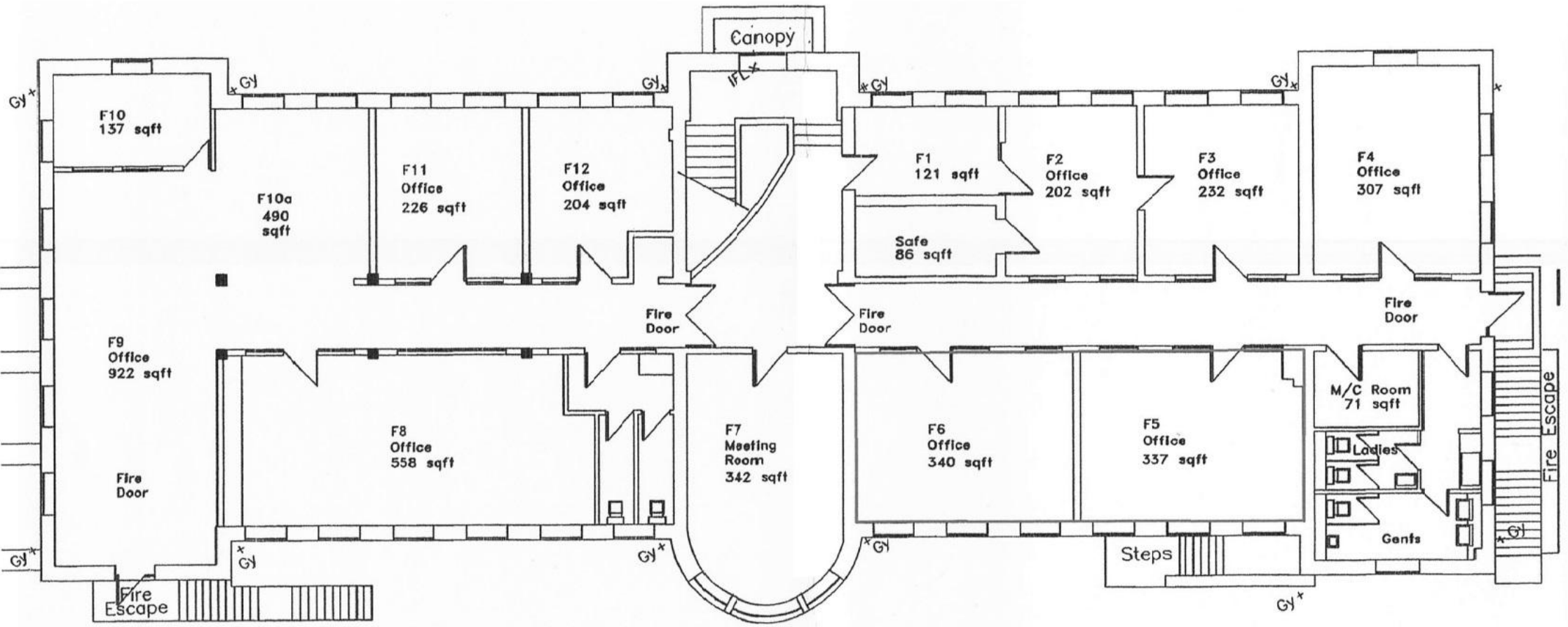
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Mounsey Chartered Surveyors,
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iv) all rentals and prices are quoted exclusive of VAT.
v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited


Entrance
Canopy
Bushes
Bushes
Office G11b 310 sqft
Office G12 228 sqft
Office G13 226 sqft
Office G14 223 sqft
Break glass
Office G1 118 sqft
Safe 73 sqft
Office G2 224 sqft
Office G3 229 sqft
Office G4 305 sqft
Bushes
Fire Door
Smoke Alarm
Fire Door
Steps
Office G11a 310 sqft
Office G10 228 sqft
Office G9 327 sqft
Toilets
Meeting Room G8 310 sqft
Office G7 206 sqft
Office G6 121 sqft
Office G5 188 sqft
Gents
Ladies
Fire Escape
Bushes
Bushes
Steps
Fire Escape
Unit 29 Ground Floor



Unit 29 First Floor

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.