TO LET

OFFICE SUITES

BROOKSIDE BUSINESS PARK, COLD MEECE, STAFFORDSHIRE, ST15 0RZ

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

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LOCATION

Brookside Business Park is a commercial complex located on Swynnerton Road in Cold Meece, near Stone, Staffordshire. The park offers a variety of office spaces, workshops, studios, and compound areas suitable for different business needs. It is strategically positioned approximately four miles west of Stone, seven miles north of Stafford, and eleven miles from the Potteries conurbation, providing convenient access to Junctions 14 and 15 of the M6 motorway, as well as the A34, A51, and A50 trunk roads.

DESCRIPTION

Brookside Business Park was formerly a BT training centre before becoming a multi-occupied business park offering a range of workshops, offices and compounds/sites. The Business Centre offers a range of office suites with many benefits:

- Attractive mature grounds.
- Ample onsite parking.
- Attractive large reception.
- Conference suite and meeting rooms.
- Enclosed shared courtyard break out area.
- Shared toilets facilities.
- Offices range from LED or CAT 5 lighting.
- Some offices have air-con as well as gas central heating.

ESTATE CHARGE

An estate charge is applicable to cover upkeep of the common parts, heating, external maintenance and repairs.

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ACCOMMODATION	SQ M	SQ FT	RENT £PCM	ESTATE CHARGE £PCM	RATEABLE VALUE
Suite 32	70.61	760	£570	£158.33	£5,200
Suite 37	41.81	450	£337.50	£93.75	£3,400

VAT

All prices are quoted exclusive of VAT which is applicable.

RATING ASSESSMENT

Offices have their own assessments as shown in the table from the VOA 2026 listings. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Stafford Borough Council).

SERVICES

Mains water, electric and gas are connected to the site. Occupiers are recharged electric via submeters. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

TENURE

On new lease terms to be agreed.

PLANNING

Interested parties are advised to satisfy themselves and make their enquiries to the Local Planning Authority (Stafford Borough Council).

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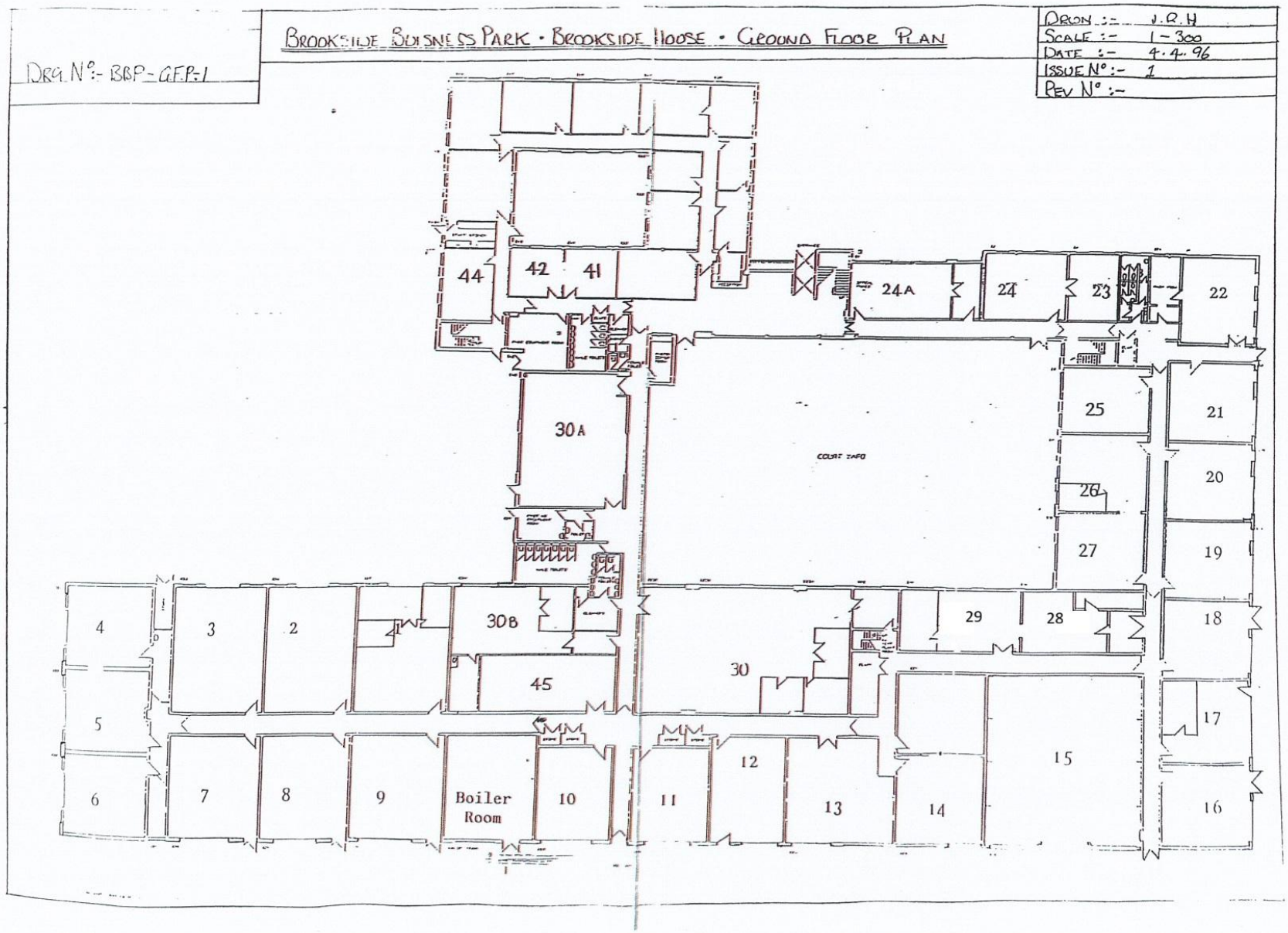
GROUND FLOOR PLAN

BROOKSIDE BUSINESS PARK, COLD MEECE, STAFFORDSHIRE, ST15 0RZ



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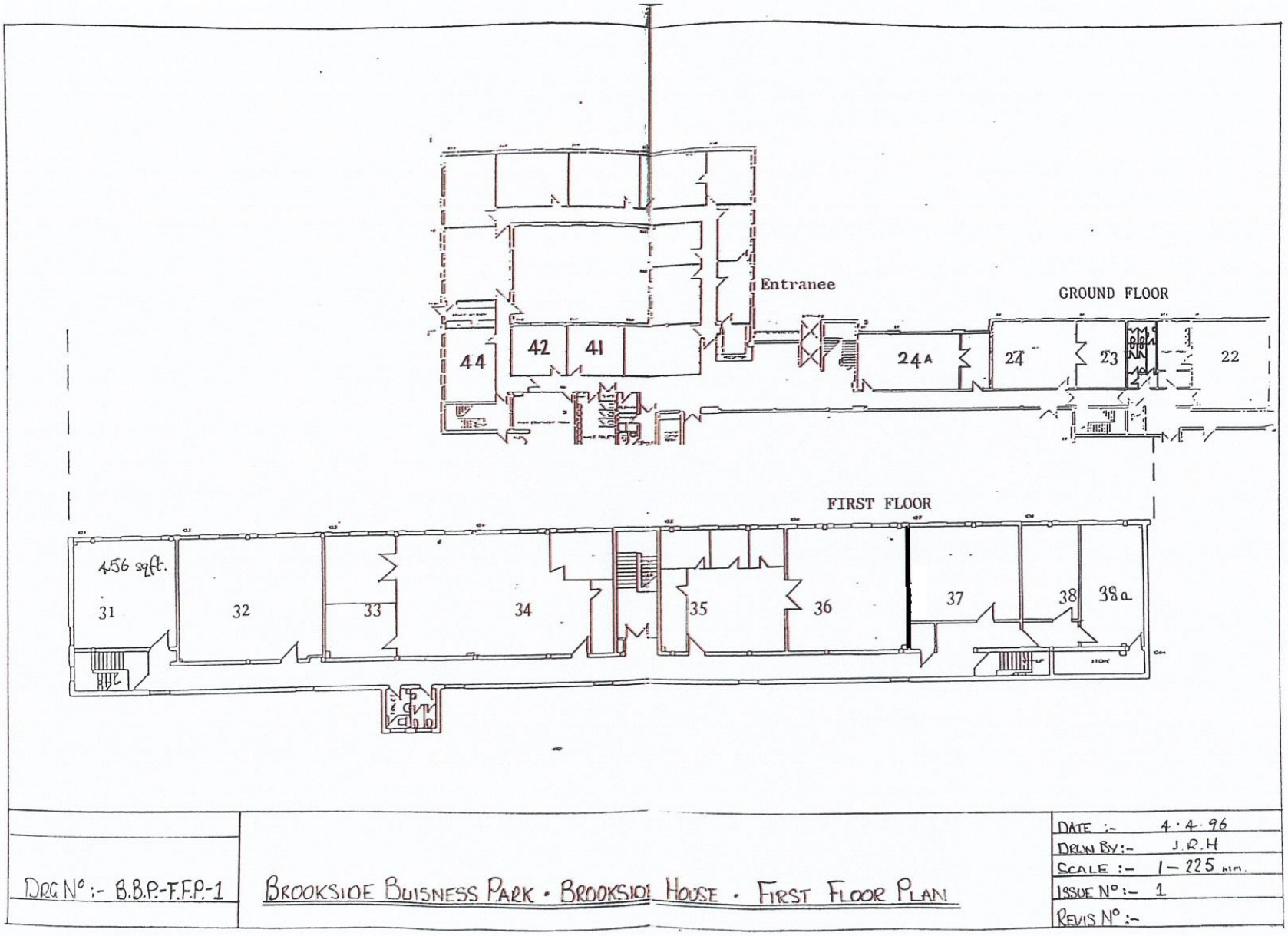
FIRST FLOOR PLAN

BROOKSIDE BUSINESS PARK, COLD MEECE, STAFFORDSHIRE, ST15 0RZ



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EPC

D-92, expiring 27th February 2034

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

CONTACT

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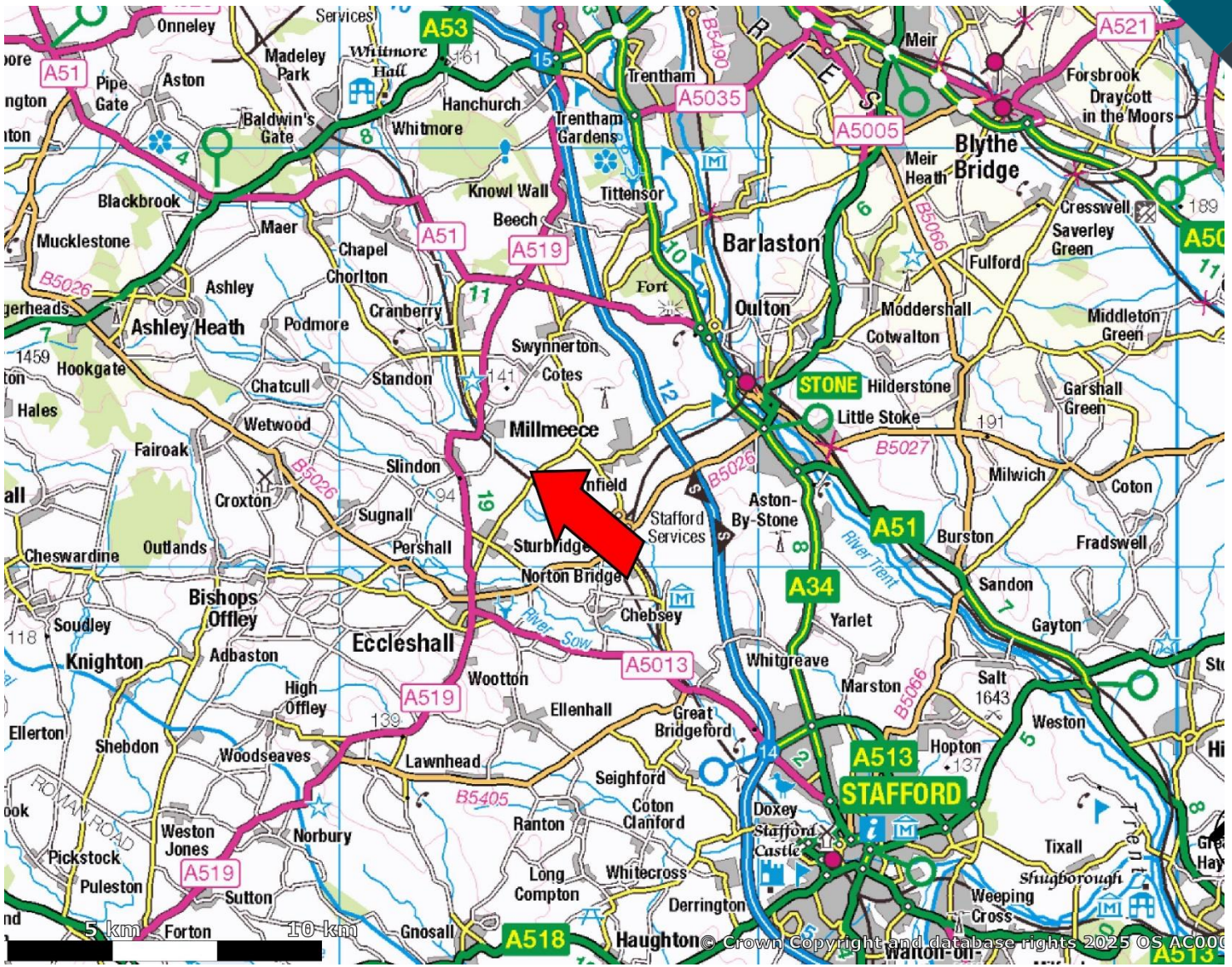
E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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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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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

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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.

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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.

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.