TO LET

WORKSHOP & OFFICES
KIRKLAND BUSINESS PARK, OLDMILL STREET, STOKE-ON-TRENT, ST4 2DH

mounsey
CHARTERED SURVEYORS

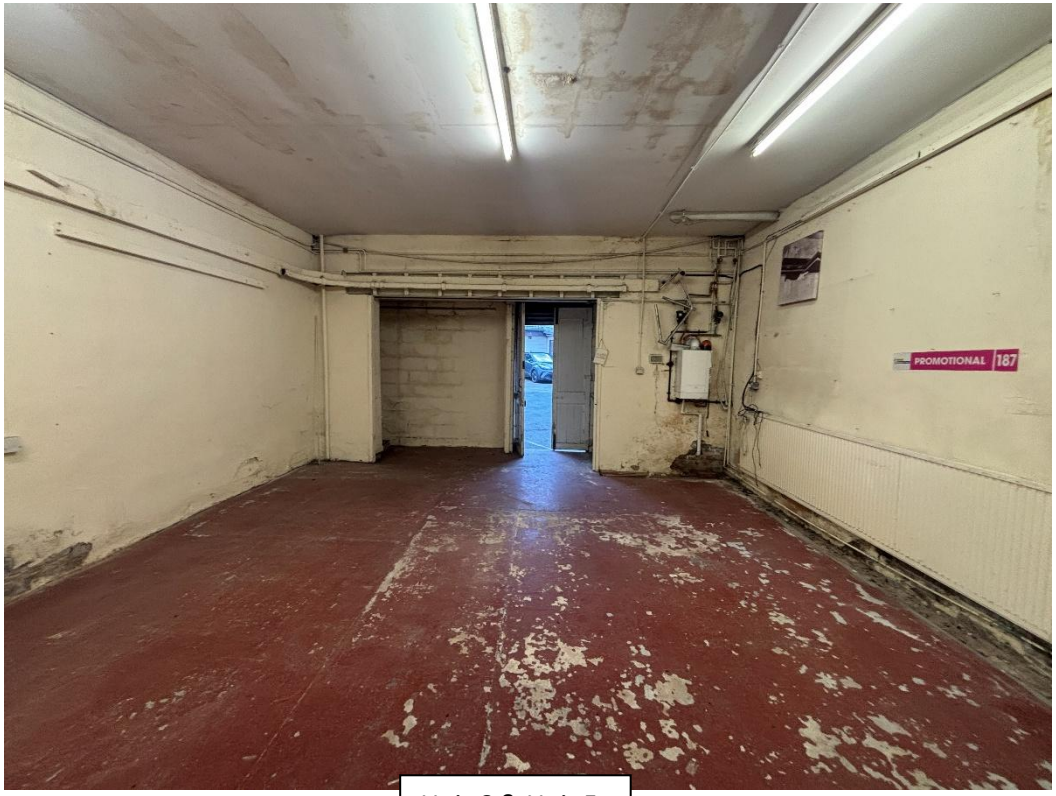


Contact Rob Stevenson: rob@mounseysurveyors.co.uk

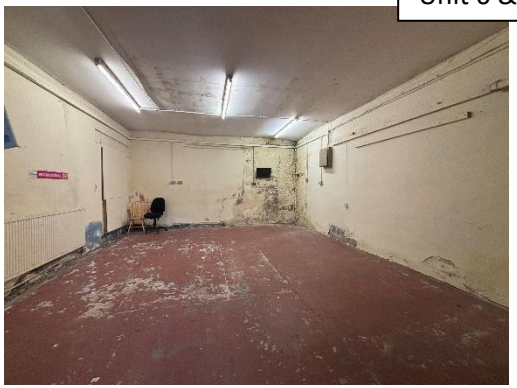
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Unit 6 & Unit 5





LOCATION

Kirklands Business Park is located immediately off the A500 'D' road. The A50 dual carriageway is approximately 1.2 miles, whilst Hanley City Centre is approximately 1.7 miles.

DESCRIPTION

The property consists of a two storey building with external rendered elevations under a pitched tiled roof. There is parking on the shared yard for approximately 6 vehicles and secured with gates at the entrance. The property can be split into two separate lettings, the ground floor workshops and first floor offices.

The ground floor consists of two workshops, one with double door access, the other with a single door access, with an internal connecting door.

The first floor is accessible from the external spiral staircase and a second access off the yard. The first floor offers a range of offices with part previously being a showroom, with laminate flooring, plastered ceilings and LED lighting. There are kitchen and toilet facilities plus to two further offices, making up the remainder of the first floor. Benefits include:

- ✓ CCTV part internal & external
- ✓ Central heating
- ✓ LED lighting
- ✓ Onsite parking
- ✓ Excellent road links
- ✓ Intruder alarm (in part)

Note that a ground floor corner unit No.7 does not form part of the demise.

TENURE

The premise is available on a new lease on terms to be agreed. A service charge is applicable to cover for all utilities and contribution towards maintenance of common areas. The service charge is subject to further discussion.

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Accommodation	SQ M	SQ FT	RENT £PA	VO Listings
Ground Floor			£8,000	
Unit 5 (workshop)	40.65	438		£5,100
Unit 6 (workshop)	43	464		£2,550
First Floor			£8,000	
Unit 10 Showroom/offices & kitchen	74	800		£6,500
Offices 8 & 9	42.86	461		2 x £2,800
Server room	5.27	57		
WCs				
Total Area:	**205.78**	**2,220**		



1st Floor Offices





EPC

C - 63.

RATING ASSESSMENT

There are separate assessments linked to the premises (under postcode ST4 2AG) which can be located via this link to the VOA website Search results - Valuation Office Agency - GOV.UK

Interested parties may qualify for Small Business Rates Relief and we would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 238274).

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 is applicable.

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SERVICES

All main services are believed to be connected to the property but have not been tested. The heating is connected to a shared boiler. 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.

CONTACT

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



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