

TO LET

OFFICES

UNIT 30C BLYTHE BUSINESS PARK, SANDON ROAD, CRESSWELL, STAFFORDSHIRE, ST11 9RD



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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. the park has a thriving enterprise culture which is enhanced by the provision of a range of amenities. The business park has site barrier access and onsite security.

DESCRIPTION

The offices form part of the security lodge, a single storey building located within the entrance to the business park with access from the front of the building and fire exit at the rear. There is shared onsite parking facilities near to the building.

Internally, there is a shared reception area with shared toilet facilities premises have a main open plan office area with a partially partitioned kitchenette and full run of useful storage cabinets. There are also four private offices off the main area. The offices have central heating and intruder alarm, with 24/7 access for the occupiers.

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Accommodation	SQ M	SQ FT
NIA	95.60	1,029

RENT

£7,150 per annum plus VAT.

TENURE

Available on a new internal repairing and insuring lease for a term to be agreed, plus estate charge contributions. The building has one electric and gas supply, the Tenant will pay a monthly contribution to the Landlord. Water is included within the estate charge, assuming reasonable and fair usage.

RATING ASSESSMENT

The VO 2026 listing is £11,000. Occupiers may benefit from 100% Small Business Rates Relief and should contact the local council for further details.

SERVICES

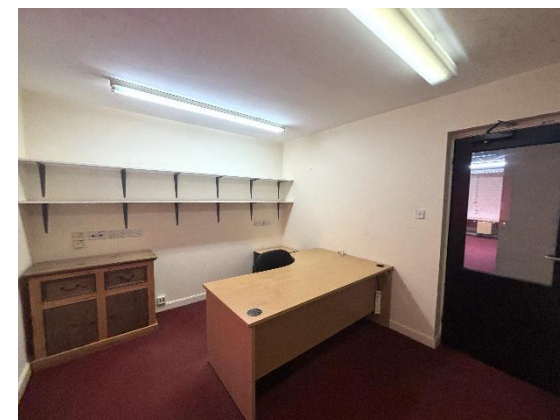
All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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 D-87.



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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

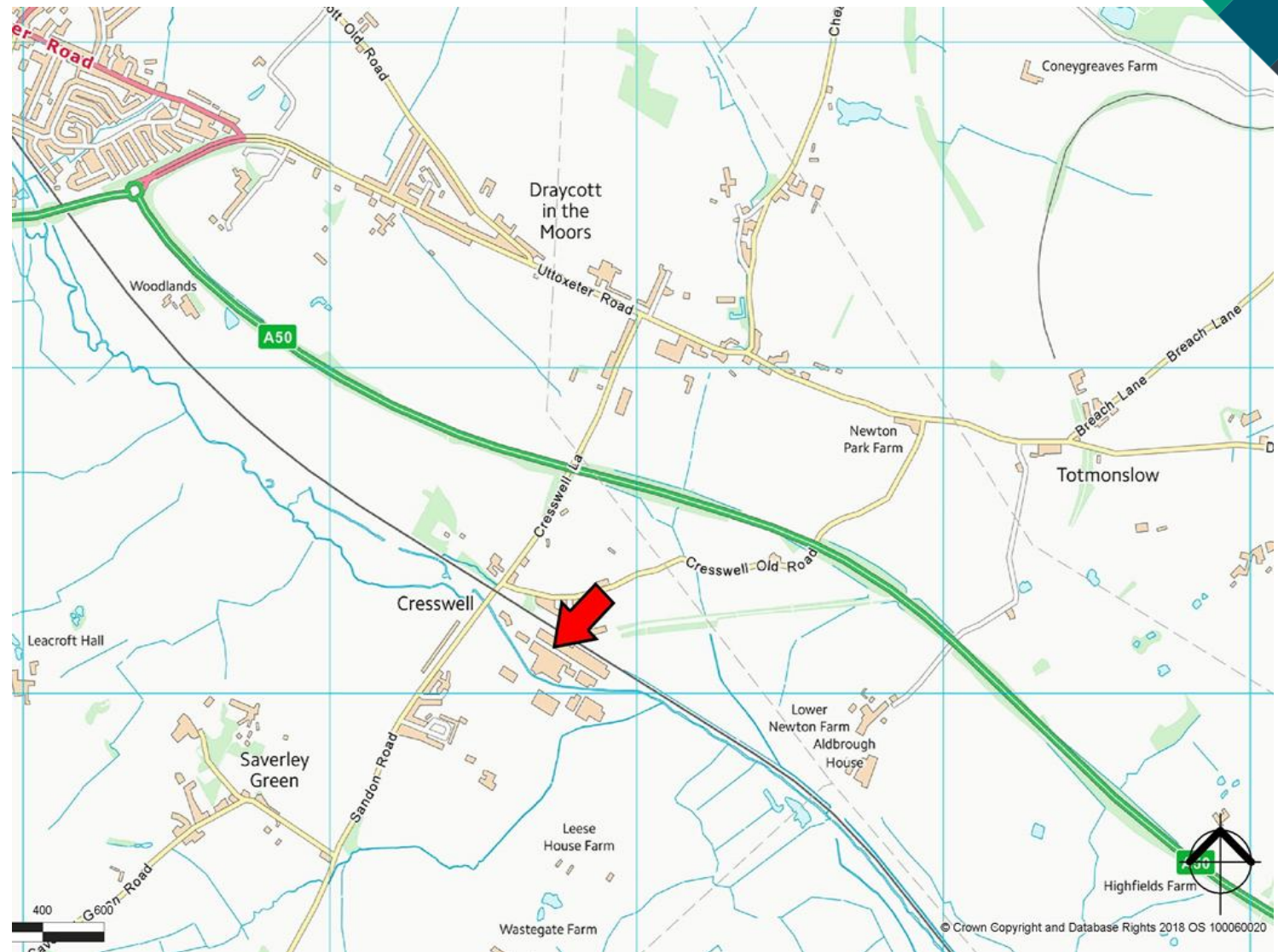
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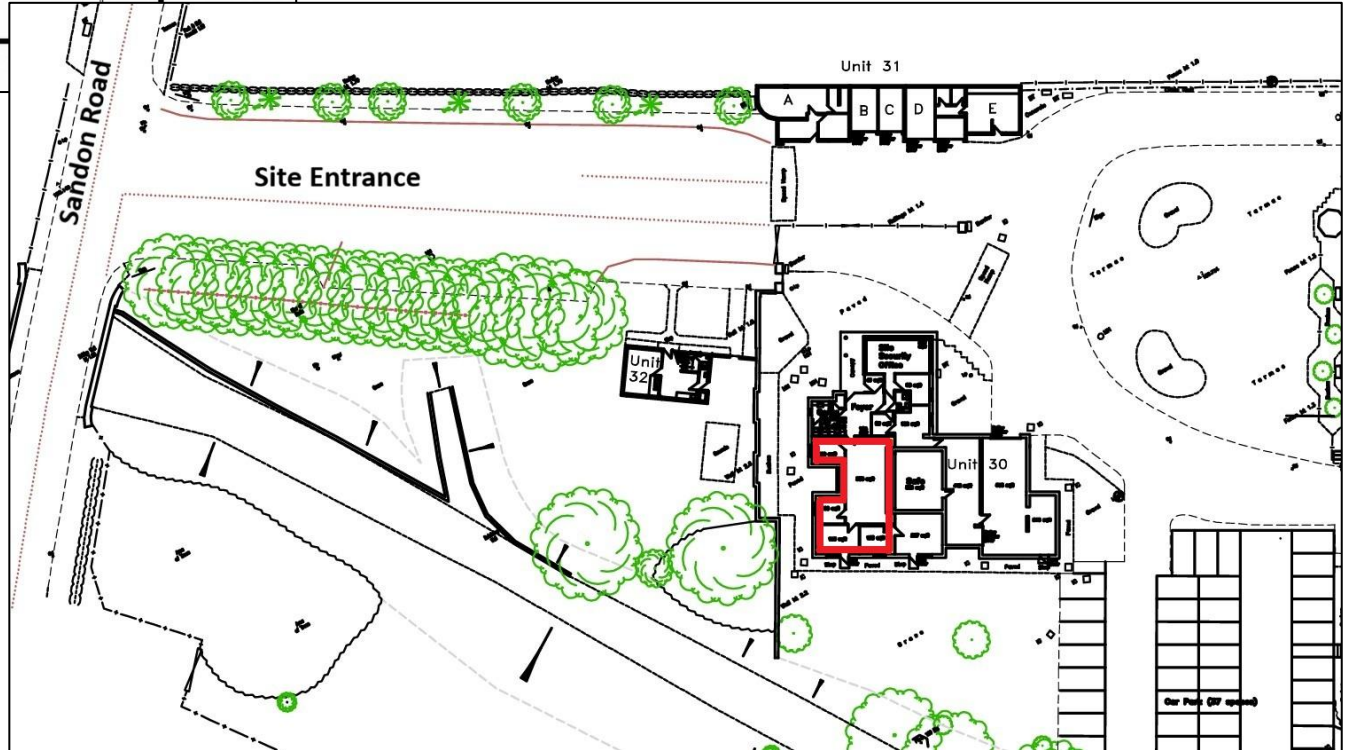
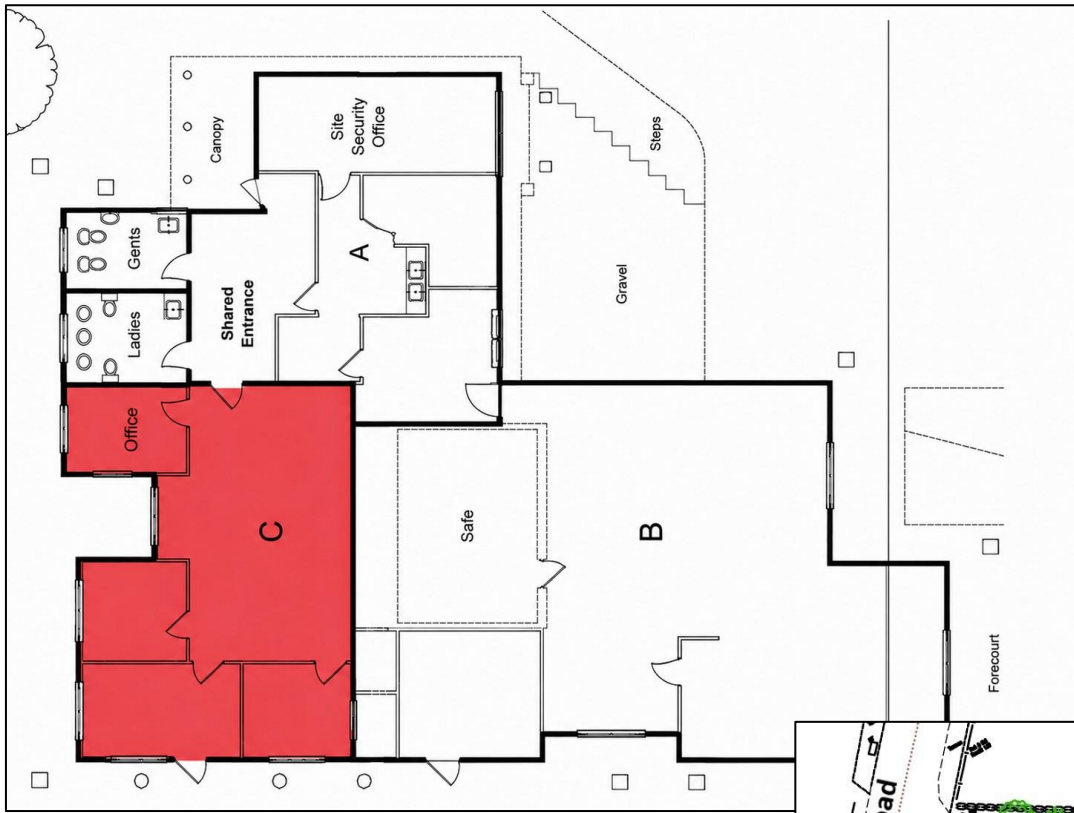
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Mounsey Chartered Surveyors, Lakeside,
Festival Way, Festival Park, Stoke-on-Trent,
ST1 5PU



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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.



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.