TO LET

MODERN, SELF-CONTAINED FIRST FLOOR OFFICE SPACE

FIRST FLOOR, EAST WING, WEST COURT, RIVERSIDE OFFICE PARK, STOKE-ON-TRENT, ST4 4FB

mounsey
CHARTERED SURVEYORS



Contact Caine Savage: caine@mounseysurveyors.co.uk

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LOCATION

The accommodation is on the first floor of West Court, one of three buildings which make up Riverside Office Park on Campbell Road. It is located at the intersection of the A50 and A500 dual carriageways and approximately 2 miles distant from Junction 15 of the M6 Motorway, providing a convenient link to the regional and national road network. Stoke-on-Trent Railway Station is approximately 1.5 miles distant and provides direct services to Manchester, Birmingham and London.

DESCRIPTION

West court is a 3-story office suite, based in Riverside office park. The suite comprises a large open plan office with three internal smaller offices. There are two additional meeting rooms directly outside of the suite, which are located off the central core area, which also comprises lift access and WCs.

The suite benefits from the following:

- Air Conditioning (not tested)
- 16 Car parking spaces (1:199 sq ft ratio)
- Suspended Ceilings with LED lighting
- Gas central heating (not tested)
- Raised flooring

ACCOMMODATION	SQ M	SQ FT
TOTAL	295.9	3,185

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RENT

£46,500 per annum.

BUILDING & ESTATE CHARGE

A building charge and an estate charge are levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof. Further information can be provided by the agents.

EPC

The property hosts EPC rating of 42 B.

RATING ASSESSMENT

The suite has a rateable value of £28,500 in the 2026 listing. For further information we would recommend contacting the Local Planning 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 is applicable.

LEGAL COSTS

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







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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.

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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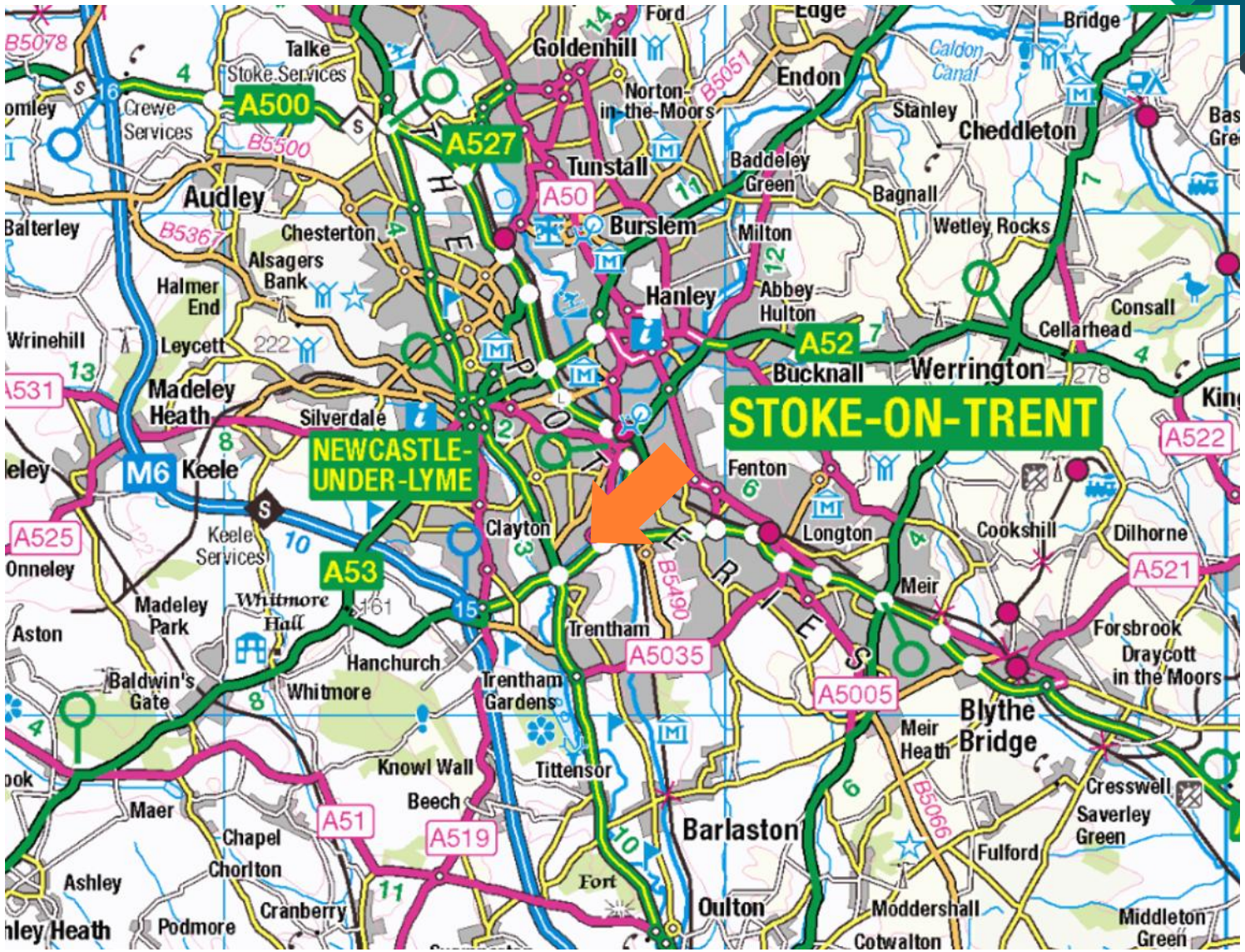

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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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

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.