TO LET

SERVICED OFFICE SUITES

KERN HOUSE, BROOMS ROAD, STONE BUSINESS PARK, STONE, STAFFORDSHIRE, ST15 0TL

mounsey
CHARTERED
SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The property is situated on Stone Business Park, an established commercial location to the south of the market town of Stone.

The estate is situated adjacent to the A34 dual carriageway, providing a convenient access to the surrounding local and regional road network, including the A500 dual carriageway to the north and Junction 14 of the M6 Motorway to the south.

DESCRIPTION

The property comprises a substantial two storey, headquarter-style office building that has been refurbished and reconfigured to provide a range of modern office suites of varying sizes.

The property also benefits from a shared reception, a meeting/conference room facility, WC's and kitchen / break out areas. Other key features include:

- Designated Car Parking
- 24 / 7 Access
- Refurbished Accommodation
- Onsite Management
- Self-contained Suites

ACCOMMODATION	SQ M	SQ FT
Suite 9B	35.30	380
Ground Floor Room 1	15.97	172

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TENURE

The suites are available on new lease agreements on terms to be agreed.

RENT

Suite 9A – £1,110 per calendar month

Suite 9B – £885 per calendar month

Ground Floor Room 1 – £390 calendar month

Rents are inclusive of service charge, building insurance and utilities. More information is available upon request.

EPC

The property has an EPC rating of C - 74.

RATING ASSESSMENT

The suites are individually assessed, and more information can be provided upon request.

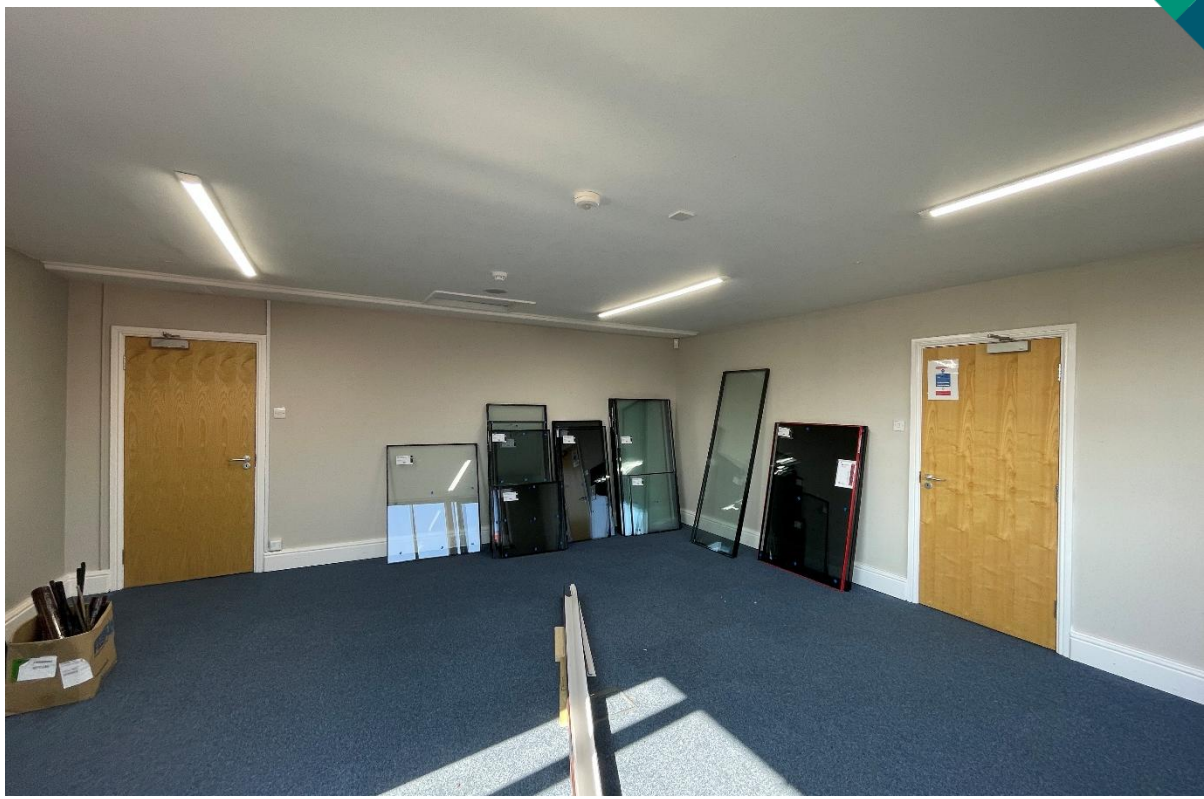
Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford County Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford County Council).

VAT

All prices are quoted exclusive of VAT which we understand to be applicable.







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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.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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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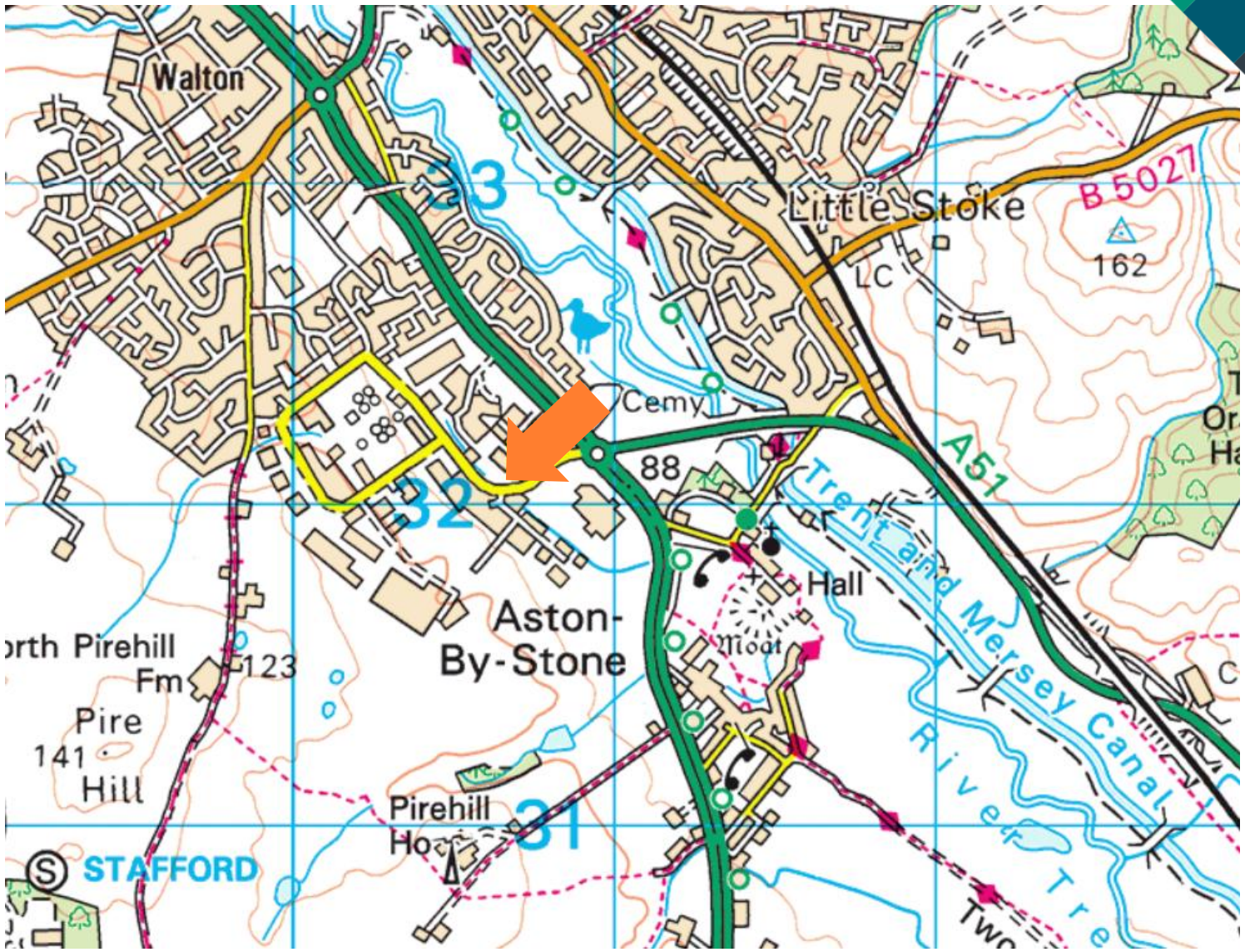

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i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary 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.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.

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.