

TO LET

MODERN HEADQUARTER OFFICE BUILDING (MAY SPLIT)

SOUTH COURT, RIVERSIDE OFFICE PARK, CAMPBELL ROAD, STOKE-ON-TRENT, ST4 4DA



Contact Tom Johnson: tom@mounseysurveyors.co.uk

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LOCATION

South Court is 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

South Court is a three-storey modern office building which was constructed for Michelin Tyre PLC in 2000. Each floor is configured within a 'U' shape with open plan accommodation, each with its own enclosed kitchen facilities, either side of a central core which comprises meeting rooms and WCs.

The property benefits from the following:

- Suspended ceilings with inset light fittings
- 203 car parking spaces
- Gas central heating (not tested)
- Raised floors
- WC facilities on each floor
- 2 x 8-person passenger lifts (not tested)

The building benefits from a fully fitted canteen facility on part of the ground floor, although this can be reinstated if required.

ACCOMMODATION	SQ M	SQ FT
Total NIA	3,537.65	38,079

RENT

Upon application.

BUILDING & ESTATE CHARGE

An estate charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof. A building charge would be levied should the property be split.

Further information can be provided by the agents.

EPC

Pending.

RATING ASSESSMENT

The landlord is arranging for the property to be reassessed. We would recommend that further enquiries are directed to the Local Rating 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.



SERVICES

All services are believed to be connected to the property but have not been tested by the agent. 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

Tom Johnson

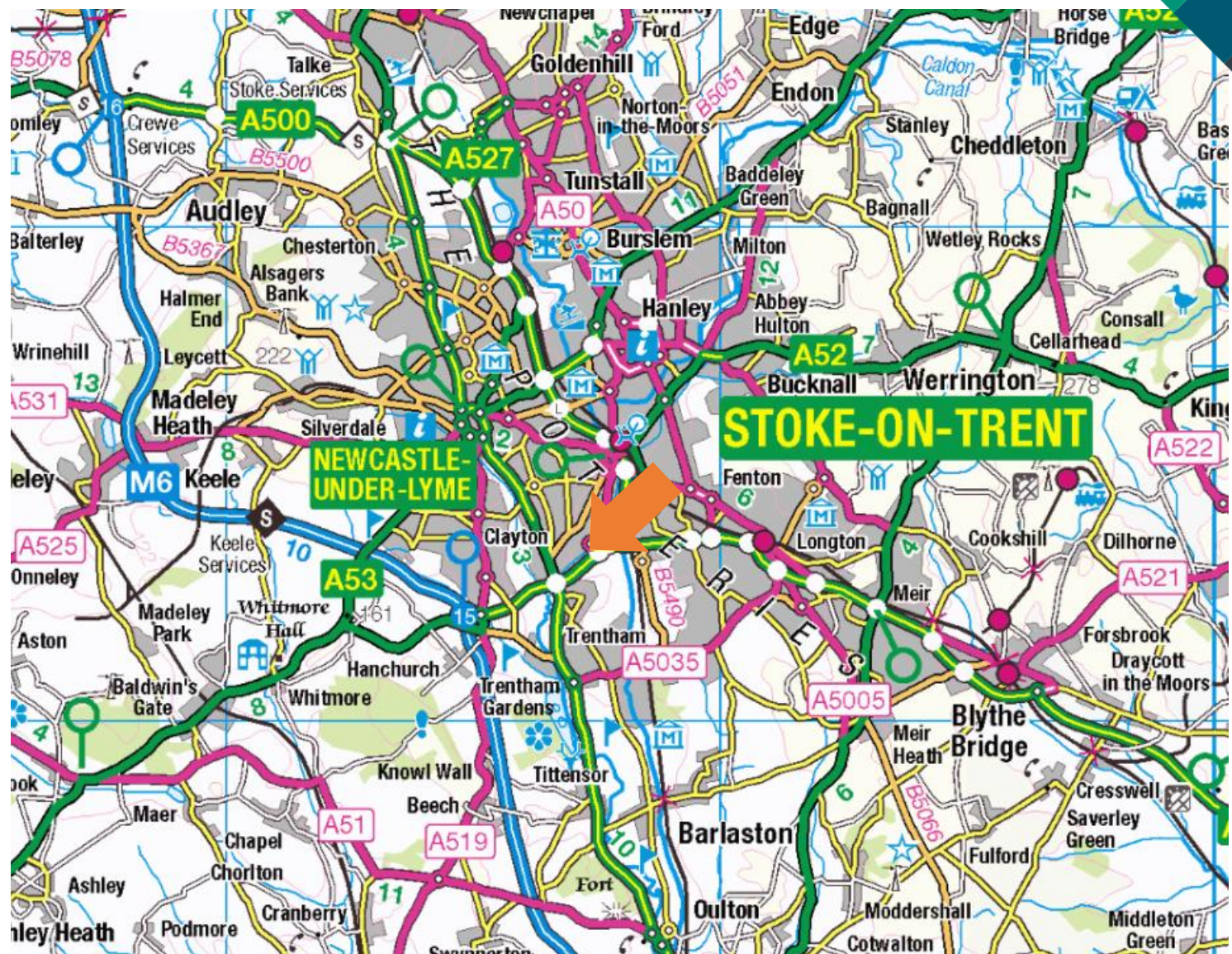
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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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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