

TO LET

SERVICED OFFICES / BUSINESS PREMISES

WINTON HOUSE, STOKE ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2RW



Contact James Craine: james@mounseysurveyors.co.uk

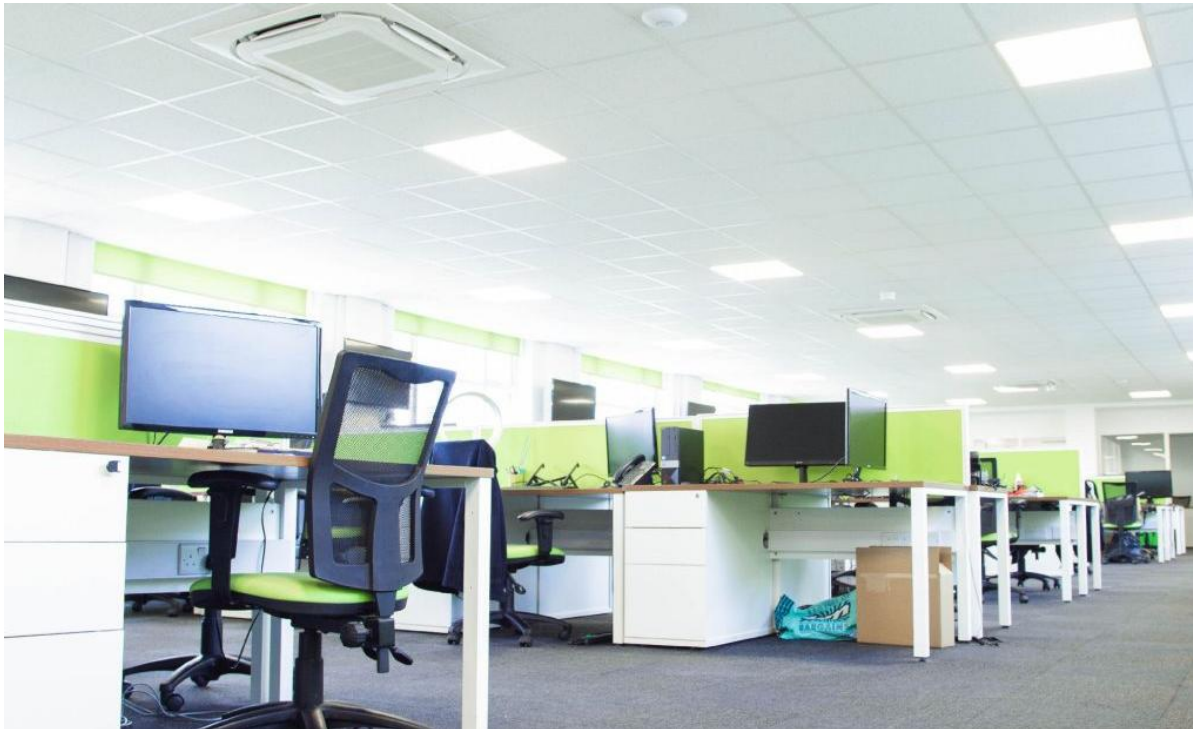
T - 01782 202294

mounseysurveyors.co.uk



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ST4 2RW



LOCATION

Winton House is a serviced business centre off Stoke Road in Stoke-on-Trent. Winton House benefits from excellent transport links being just off the A500 Dual Carriageway which provides access to the A50 & M6 Motorway. Junction 15 of the M6 is located approximately 3.5 miles distant.

Stoke-on-Trent train station is located 0.2 miles distant.

DESCRIPTION

Winton House is a successful and well-regarded business centre featuring a mixture of offices, retail space and commercial units. The property benefits from onsite management and maintenance team ensuring any onsite issues are dealt with efficiently.

The spaces available briefly benefit from the following specification:

- Fully Decorated
- New carpet flooring before occupation
- Gas Central heating radiators
- Large 150 space Car Park
- Secure Access
- Staff Welfare Facilities
- Broadband can be obtained by tenants own preferred supplier Combination of Open Plan & Cellular Space

ACCOMMODATION

A schedule of available office suites and allocated parking is available to download from our website or contact our office for further information.

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TENURE

Available on new lease terms for 12 months and longer.

RENT

Please apply.

EPC

D – 84.

RATING ASSESSMENT

Each premises is assessed separately. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

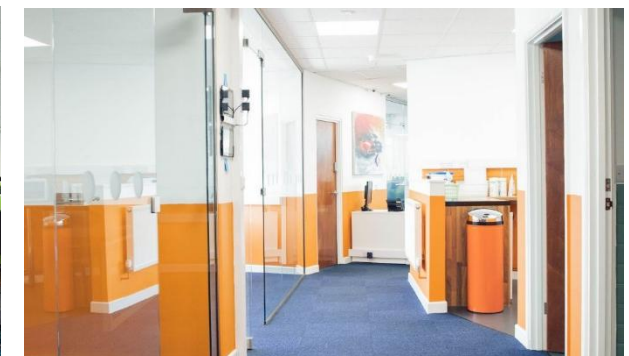
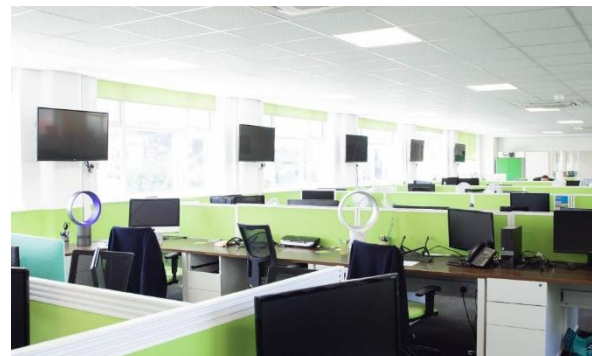
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

Electric, gas and water are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations.

LEGAL COSTS

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



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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.

VAT

All prices and rent are quoted exclusive of VAT, which is not applicable.

CONTACT

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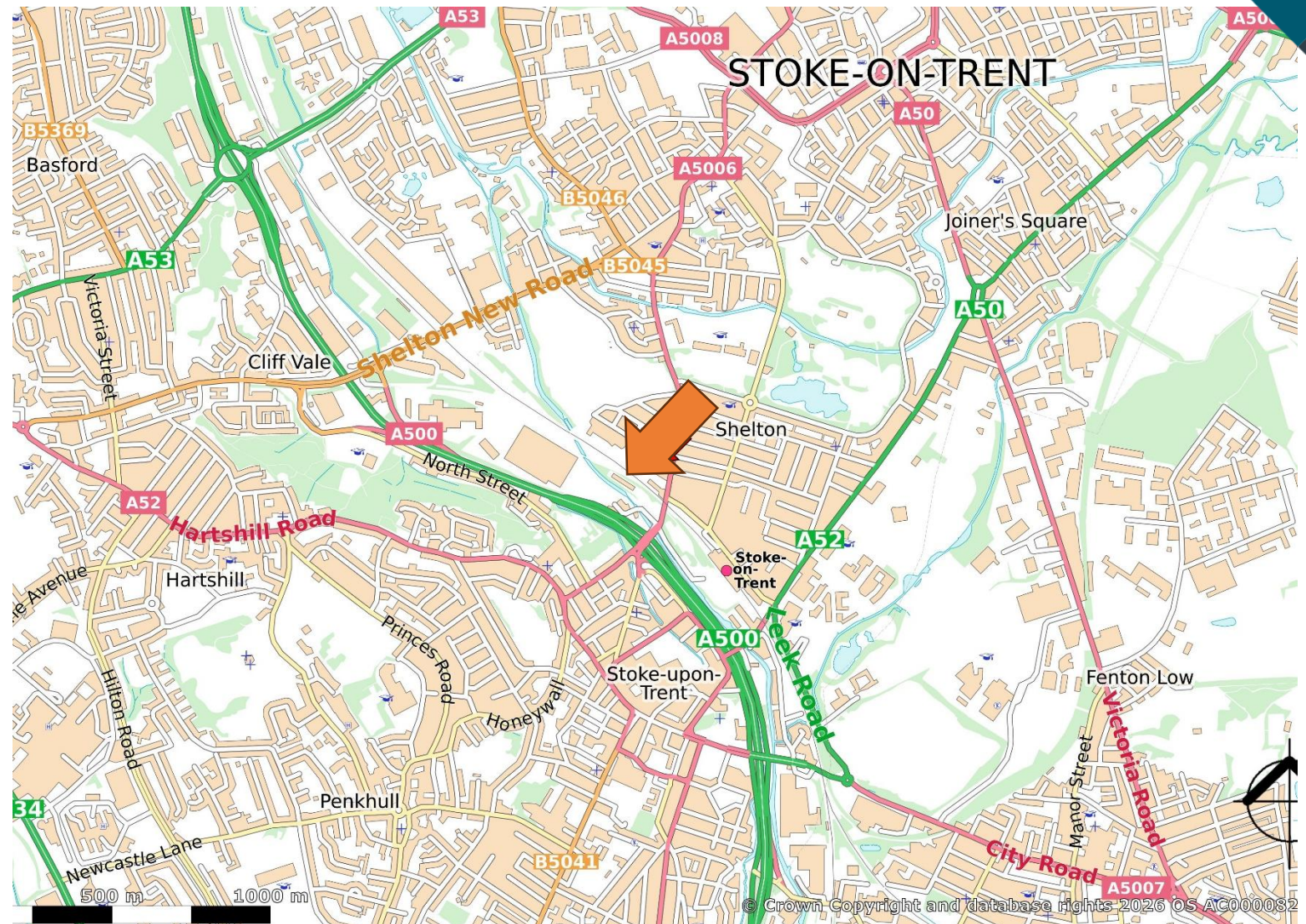
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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

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 contract.

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 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.