

TO LET

OFFICE ACCOMMODATION

BOARD ROOM, RAILWAY ENTERPRISE CENTRE, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 7SH



Contact Harry Mounsey: harry@mounseysurveyors.co.uk

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OFFICE PREMISES

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LOCATION

The property is situated on the popular and established Railway Enterprise Centre off Shelton New Road in Stoke-on-Trent. Railway Enterprise Centre consists of a multi-let commercial estate with onsite management.

The estate benefits from excellent road links being located a short distance from the A500 dual carriageway which provides access to the local and regional road network.

DESCRIPTION

The property comprises of an open plan office suite which benefits from the following specification:

- 3 Allocated Car Parking Space
- Electric Heating
- Carpet Flooring
- Kitchenette
- Suspended Ceiling with Inset Lighting
- WC's
- Plaster Painted Walls

TENURE

The property is available by way of a new 3-year lease with a rolling 3-month break option.

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	45.05	485

RENT

£6,000 per annum.

The rent is inclusive of utilities, buildings insurance and service charge.

EPC

C – 61.

RATING ASSESSMENT

The property is to be re-assessed. 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 (Stoke-on-Trent City Council).

PLANNING

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

VAT

All figures are quoted exclusive of VAT which is payable.

SERVICES

All 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.

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LEGAL COSTS

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

CONTACT

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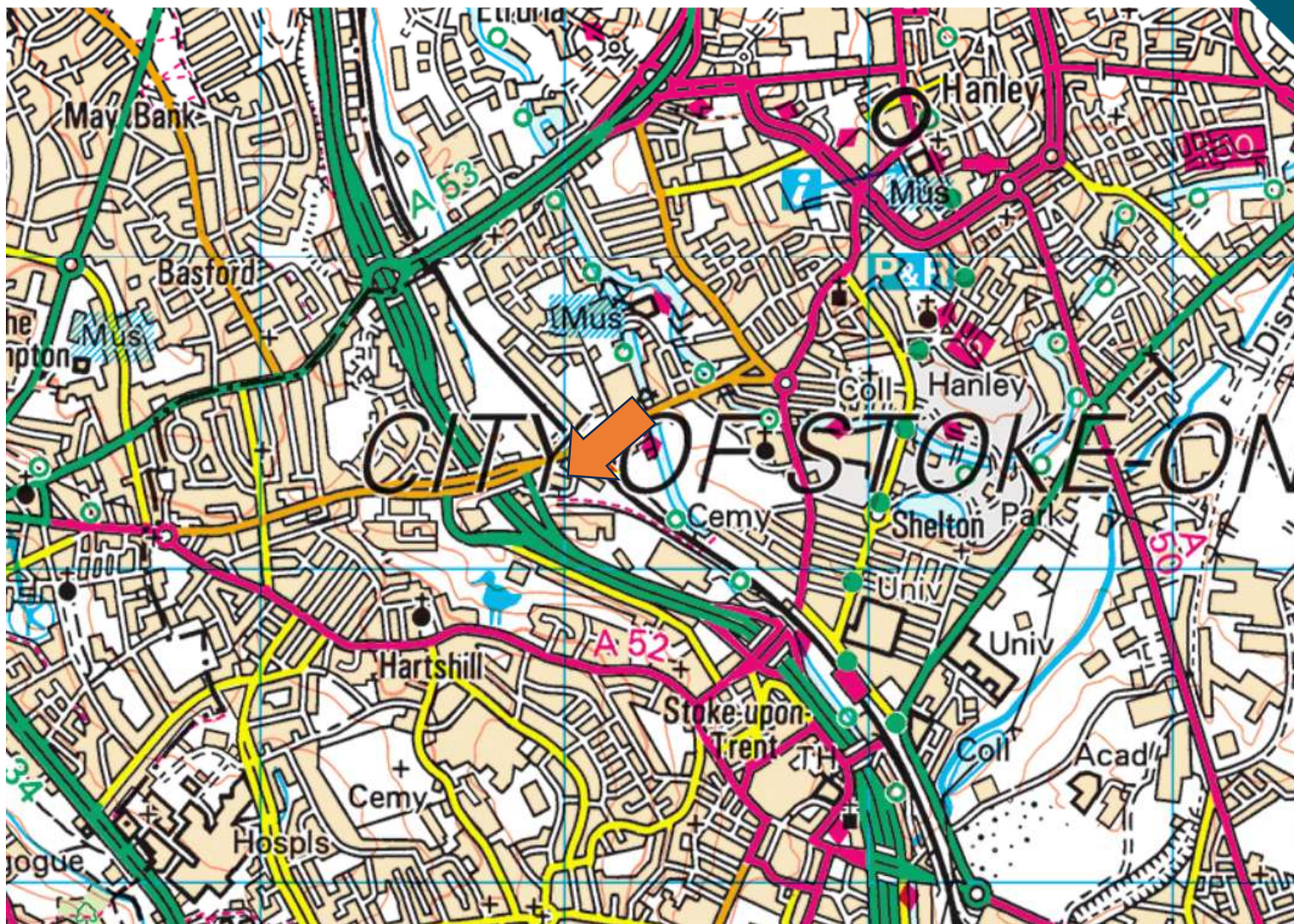
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Our services

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

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