TO LET

OFFICE SUITES & UNITS

BROOKSIDE BUSINESS PARK, COLD MEECE, STAFFORDSHIRE, ST15 0RZ

mounsey
CHARTERED SURVEYORS



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LOCATION

Brookside Business Park is a commercial complex located on Swynnerton Road in Cold Meece, near Stone, Staffordshire. The park offers a variety of office spaces, workshops, studios, and compound areas suitable for different business needs. It is strategically positioned approximately four miles west of Stone, seven miles north of Stafford, and eleven miles from the Potteries conurbation, providing convenient access to Junctions 14 and 15 of the M6 motorway, as well as the A34, A51, and A50 trunk roads.

DESCRIPTION

Brookside Business Park was formerly a BT training centre before becoming a multi-occupied business park offering a range of workshops, offices and compounds/sites. The Business Centre offers a range of office suites with many benefits:

- Attractive mature grounds and ample on site parking.
- Attractive large reception.
- Conference suite and meeting rooms.
- Enclosed shared courtyard break out area.
- Shared toilets facilities.
- Offices range from LED or CAT 5 lighting.
- Some offices have air-con as well as gas central heating.

ESTATE CHARGE

An estate charge is applicable to cover upkeep of the common parts, heating, external maintenance and repairs.

SERVICES

Mains water, electric and gas are connected to the site. Occupiers are recharged electric via submeters. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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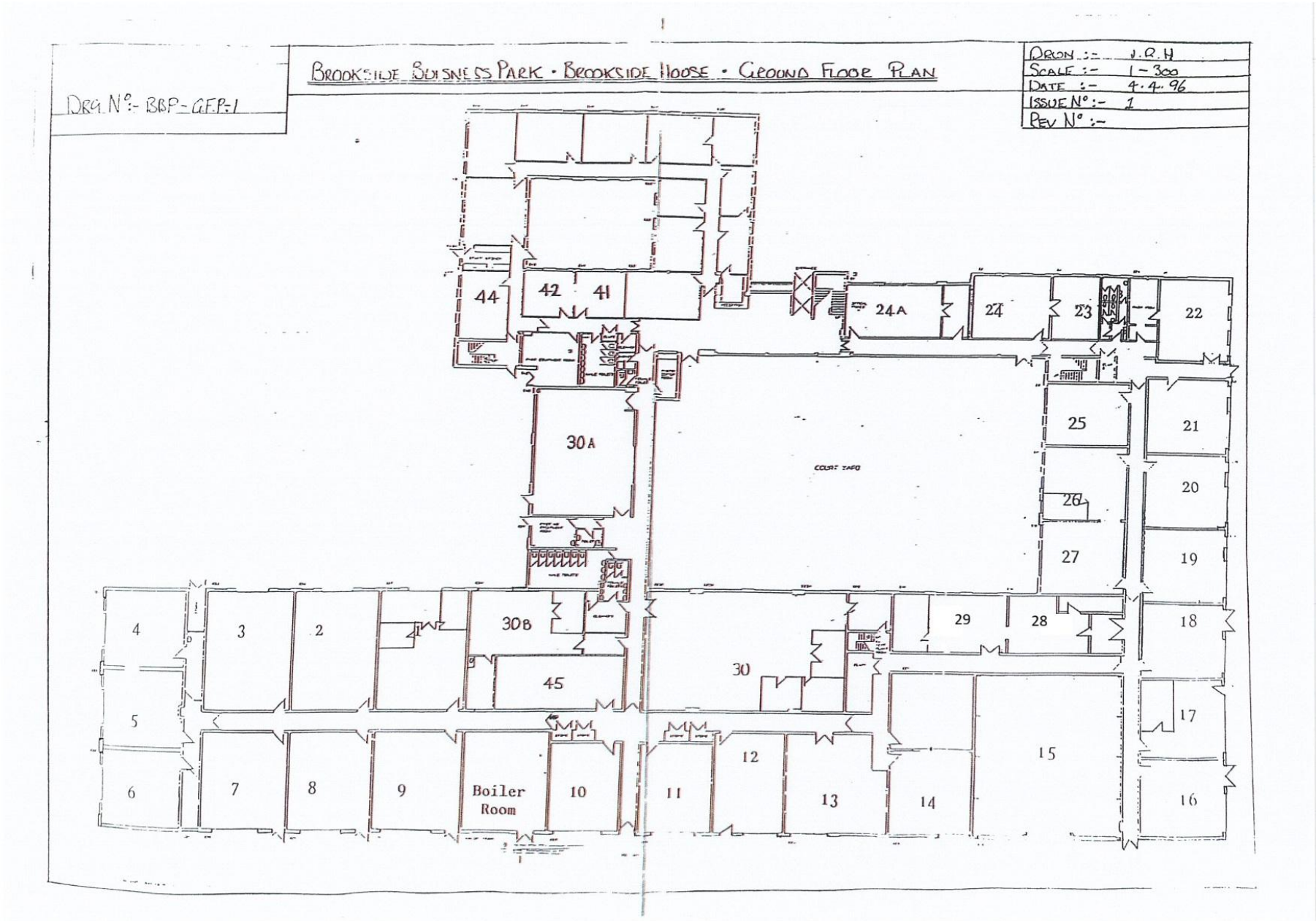
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ACCOMMODATION	DEMISE	SQ M	SQ FT	RENT £PCM	ESTATE CHARGE £PCM	RATEABLE VALUE
	Suite 32	70.61	760	£570	£158.33	£5,200
	Suite 37	41.81	450	£337.50	£93.75	£3,400
	Unit 9 Ground Floor Mezzanine	73.39 21.80	790 235	£526.67	£164.58	£4,550
	Units 4 to 6 Unit 4 Offices, kitchen, WC Units 5 & 6 warehouse	180.57 (Plus mezz 14.87)	1,942 (160)	£1,295	£404.58	£9,200

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GROUND FLOOR PLAN

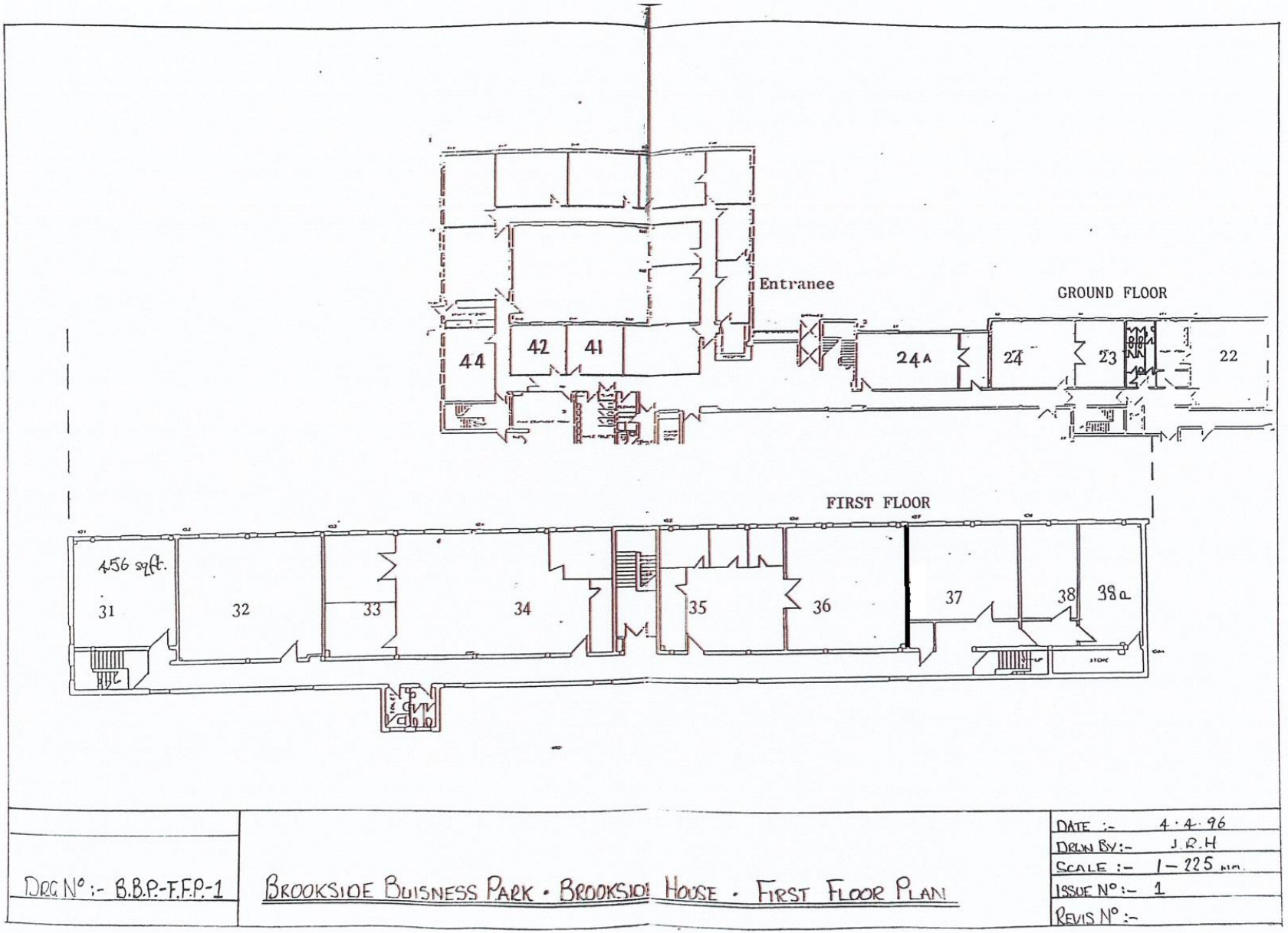
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FIRST FLOOR PLAN

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RATING ASSESSMENT

Office suites and units have their own assessments as shown in the table from the VO 2026 listings. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Stafford Borough Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

EPC

D-92, expiring 27th February 2034

LEGAL COSTS

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

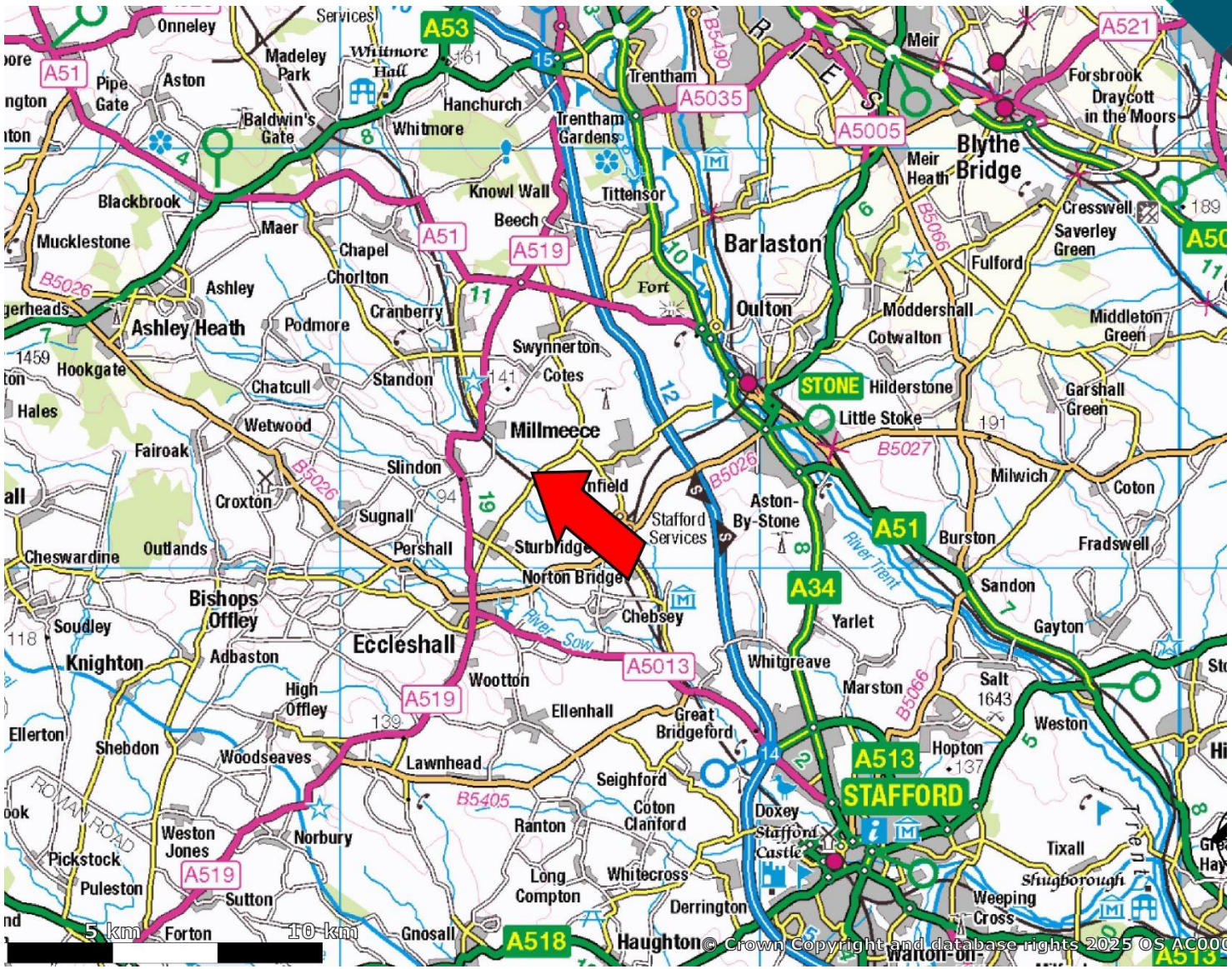
CONTACT

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



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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.

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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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