TO LET (May Split)

WORKSHOP & OFFICES
KIRKLAND BUSINESS PARK, OLDMILL STREET, STOKE-ON-TRENT, ST4 2DH

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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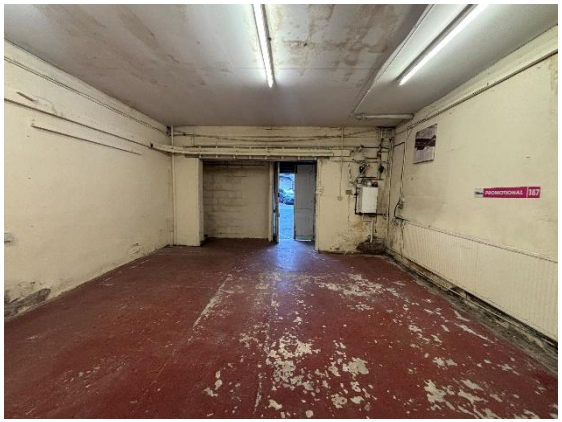

LOCATION

Kirklands Business Park is located immediately off the A500 'D' road. The A50 dual carriageway is approximately 1.2 miles, whilst Hanley City Centre is approximately 1.7 miles.

DESCRIPTION

The property consists of a two storey building with external rendered elevations (due to be redecorated) under a pitched tiled roof. There is parking on the shared yard for approximately 6 vehicles and secured with gates at the entrance.
The ground floor consists of two workshops, one with double door access, the other with a single door access, with an internal connecting door.
The protruding first floor section is accessed from the external spiral staircase, leading into an area currently used as a showroom but could also be offices, with laminate flooring, plastered ceilings and LED lighting. To the rear is an office, kitchen and access through to two further offices and ladies & gents WCs, making up the remainder of the first floor. There is a second staircase to the left side of the building from the yard. Benefits include:

- ✓ CCTV part internal & external
- ✓ Central heating
- ✓ LED lighting
- ✓ Onsite parking
- ✓ Excellent road links
- ✓ Intruder alarm (in part)

Note that a ground floor corner unit No.7 does not form part of the demise.

TENURE

The premise is available by way of a new full repairing lease on terms to be agreed. A service charge is applicable to cover for all utilities and contribution towards maintenance of common areas. The service charge is subject to further discussion.

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Accommodation	SQ M	SQ FT
Ground Floor		
Unit 5 (workshop)	40.65	438
Unit 6 (workshop)	43	464
First Floor		
Unit 10 Showroom, offices & kitchen	74	800
Offices 8 & 9	42.86	461
Server room	5.27	57
Total Area:	**205.78**	**2,220**

RENT

£16,000 per annum plus VAT.

EPC

C - 63.

RATING ASSESSMENT

There are separate assessments linked to the premises (under postcode ST4 2AG) which can be located via this link to the VOA website Search results - Valuation Office Agency - GOV.UK

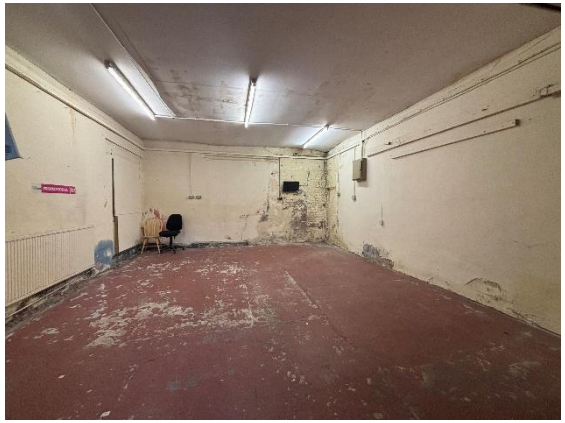
Interested parties may qualify for Small Business Rates Relief and we would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 238274).

PLANNING

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

VAT

All prices are quoted exclusive of VAT which is applicable.



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SERVICES

All main services are believed to be connected to the property but have not been tested. The heating is connected to a shared boiler. 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.

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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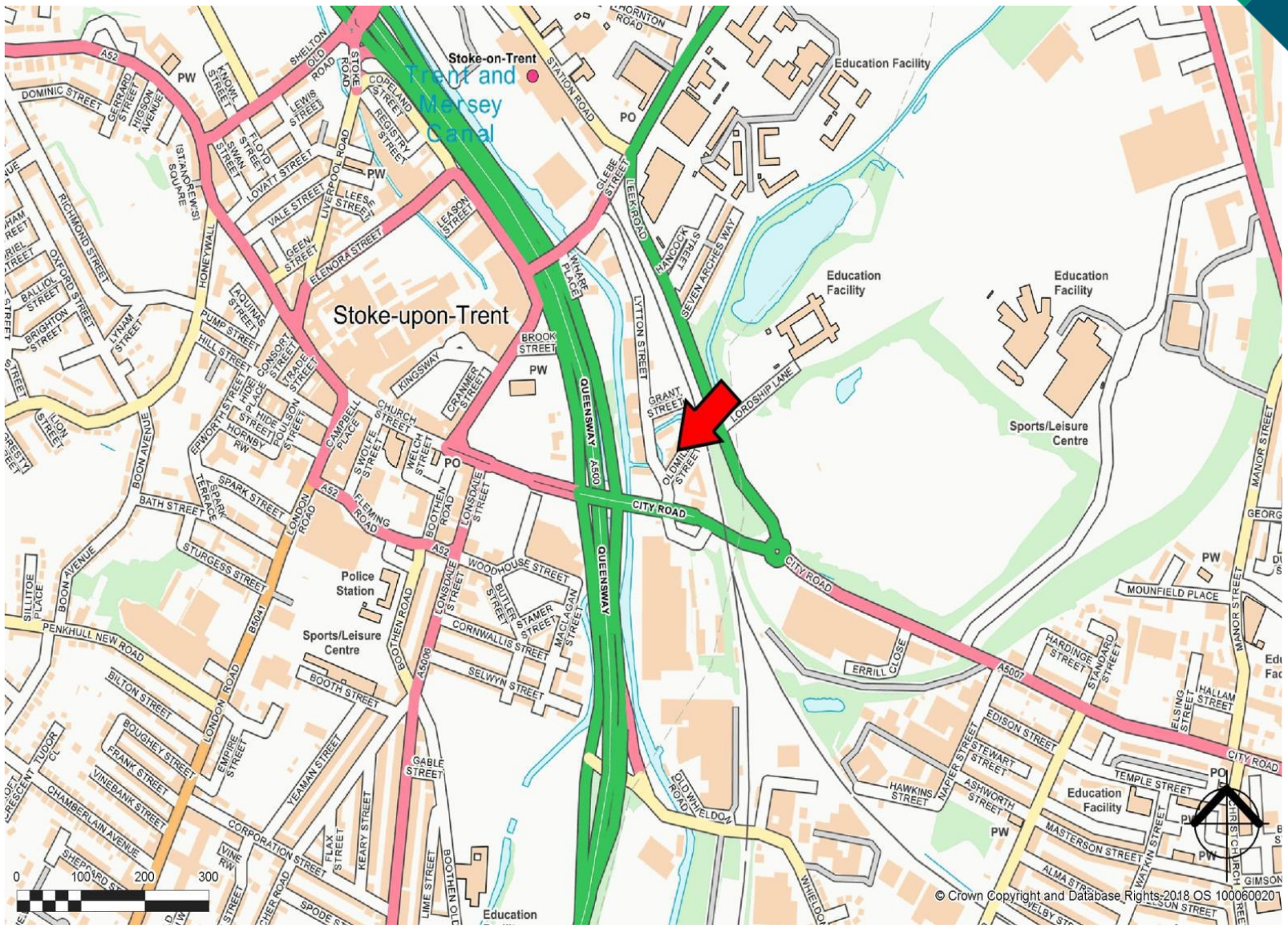

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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as 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.

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.