

# TO LET

## WAREHOUSE / INDUSTRIAL UNIT

UNIT 35, WHITEBRIDGE ESTATE, WHITEBRIDGE LANE, STONE, ST15 8LQ



Contact James Craine: [James@mounseysurveyors.co.uk](mailto:James@mounseysurveyors.co.uk)

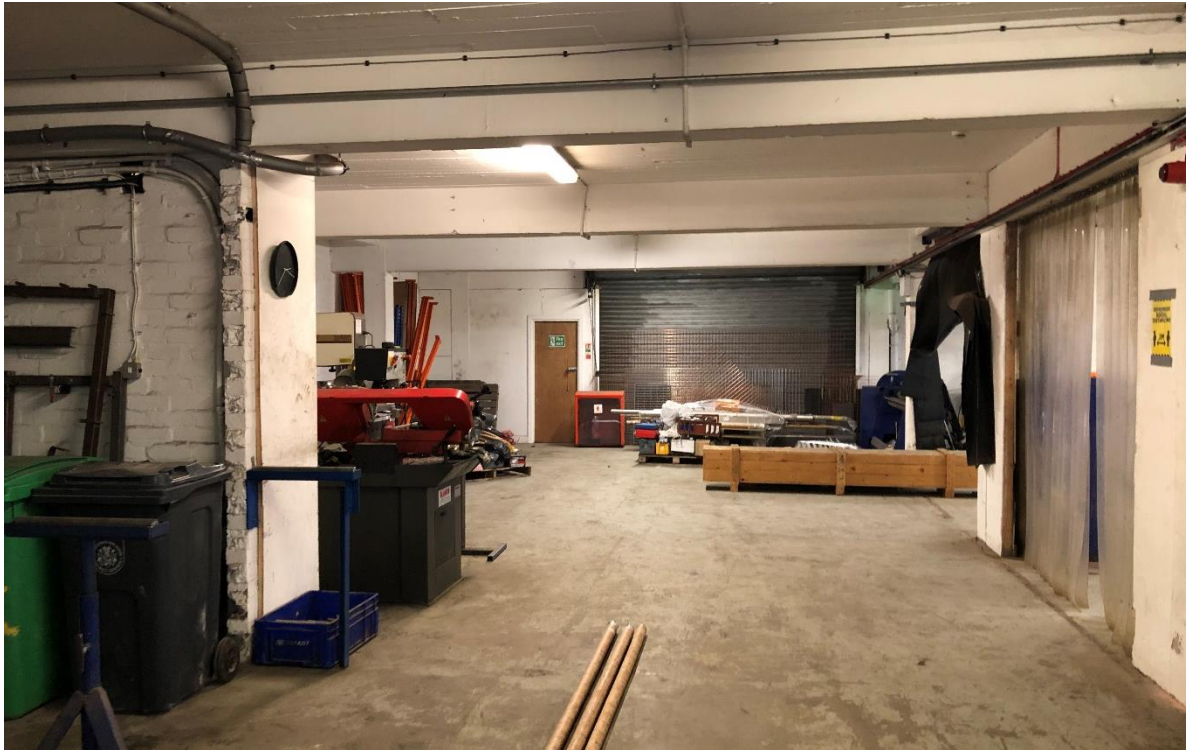
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## LOCATION

Whitebridge Estate is located to the north of Stone, midway between Stafford and Stoke-on-Trent. It has excellent access via a roundabout intersection onto the A34 dual carriageway, which in turn provides a link to the surrounding local and regional road network.

The subject property is prominently located on the south side of the estate on Canalside Road.

## DESCRIPTION

Whitebridge Estate is a successful and well-regarded commercial location featuring a mixture of office and industrial accommodation. The estate is owned by an "on site" company ensuring a high level of security through CCTV and efficiency when dealing with any estate management issues. Unit 35 briefly benefits from the following specification:

- WC Facilities
- Office Space
- 4 Car Parking Spaces
- Kitchenette
- Three Phase Electricity
- Roller Shutter Door (H 2.45 x W 3.91)

## TENURE

Available on a leasehold basis on terms to be agreed.

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ACCOMMODATION	SQ M	SQ FT
Ground Floor	356.68	3,839
<b>Total</b>	<b>356.68</b>	<b>3,839</b>

## RENT

POA.

## EPC

The property has an EPC rating of E - 113.

## RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £16,777. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

## SERVICE CHARGE

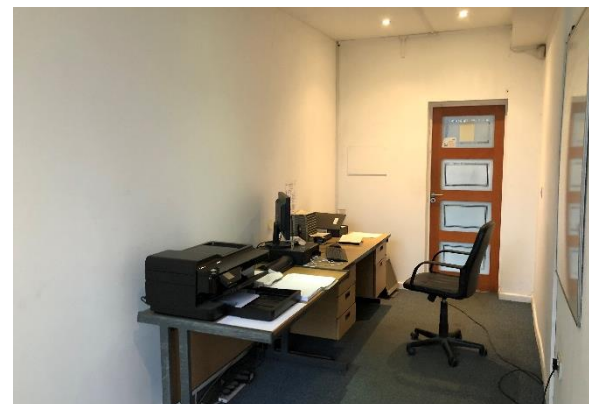
A service charge is payable towards the upkeep of the common parts of the estate and the management thereof.

## PLANNING

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

## SERVICES

Electric, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## VAT

All prices are quoted exclusive of VAT which may be applicable.

## 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.

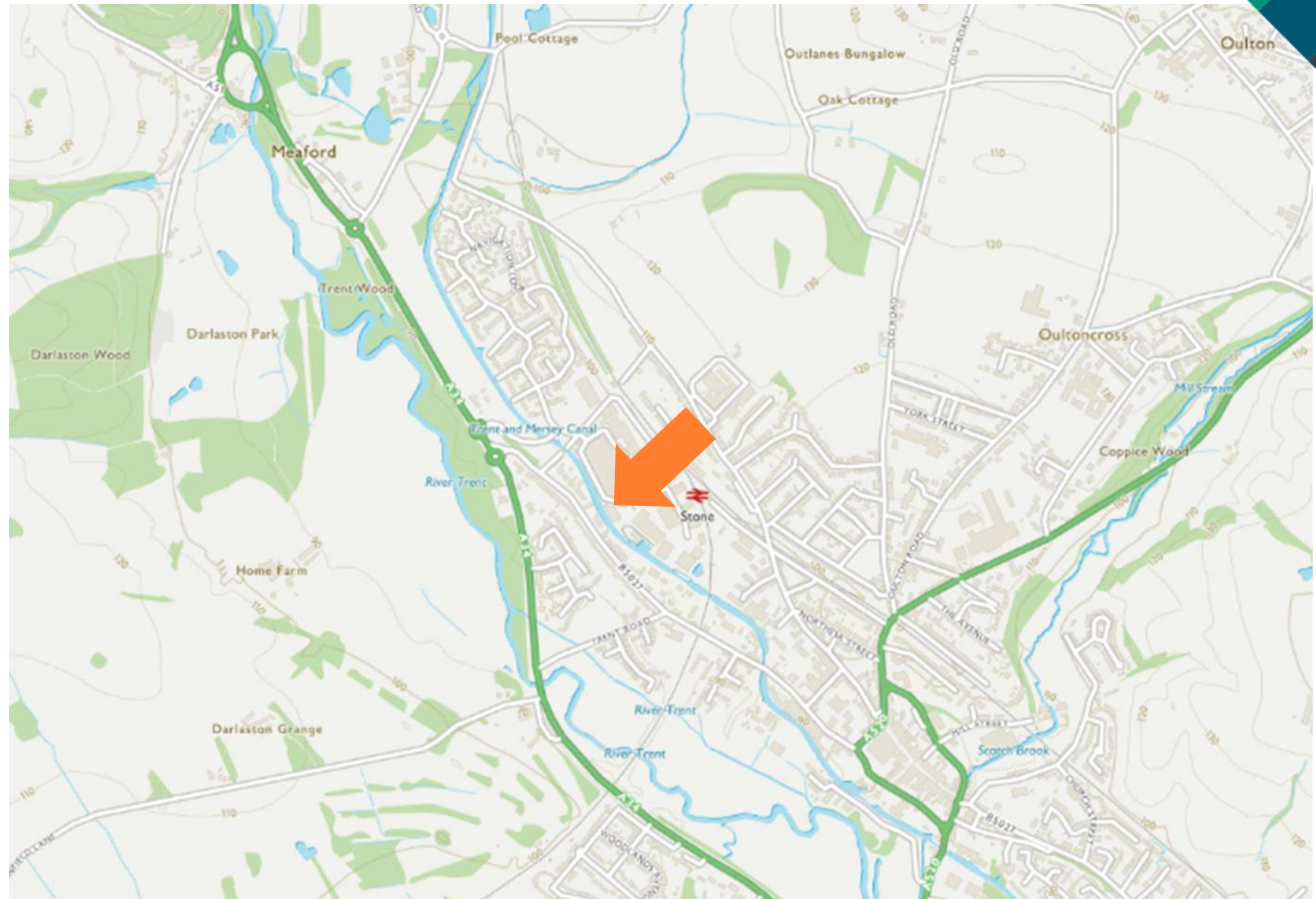
## CONTACT

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**Mounsey Chartered Surveyors,**  
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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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.