

TO LET

MODERN TRADE COUNTER / WAREHOUSE PREMISES

UNIT 1 DIAMOND BUSINESS PARK, DIAMOND WAY, STONE BUSINESS PARK, STONE, ST15 OSD



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TRADE COUNTER / WAREHOUSE

UNIT 1 DIAMOND BUSINESS PARK, DIAMOND WAY,
STONE BUSINESS PARK, STONE, ST15 OSD

LOCATION

Diamond Business Park is situated off Diamond Way on Stone Business Park, an established commercial location approximately 2 miles to the south of Stone Town Centre. Stone Railway Station is located approximately 2 miles to the northwest.

Stone Business Park sits directly opposite the A34 Dual Carriageway which provides direct access to Stoke-on-Trent and Newcastle-under-Lyme. The A34 also provides access to the A500 with Junction 14 of the M6 Motorway located approximately 4.4 miles distant.

DESCRIPTION

The property briefly comprises of a modern trade counter / warehouse premises of steel portal frame construction located on Diamond Business Park.

The property briefly benefits from the following specification:

- Electric Surface Roller Shutter Door
- Concrete Floor
- Eaves Height of 5.70 Meters
- 3 Phase 100 Amp Supply
- Allocated Loading & Car Parking Area
- LED Lighting
- Secure Gated Site Entrance

ACCOMMODATION	SQ M	SQ FT
Total Gross Internal Area	182.04	1,960

RENT

£18,000 per annum exclusive.

TENURE

The property is available by way of a new lease on terms to be agreed.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £13,250. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

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 we understand is applicable.

SERVICES

All services are believed to be connected to the property but have not been tested by the agent. 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 its own legal/professional costs in connection with the transaction.

CONTACT

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Mounsey Chartered Surveyors,
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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.

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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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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