

TO LET

LOWER GROUND FLOOR OFFICE

UNIT PT1, WHITEBRIDGE ESTATE, WHITEBRIDGE WAY, STONE, ST15 8LQ



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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 Whitebridge Way, close to the estate's main entrance.

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.

The space briefly benefits from the following specification:

- Two Open Plan Offices
- WC Facilities
- Suspended Ceiling
- Allocated Car Parking
- Intercom Access

ACCOMMODATION	SQ M	SQ FT
Total Net Internal Area	44.46	479

TENURE

Available by way of a new lease on terms to be agreed.

RENT

£6,500 per annum exclusive of VAT.

EPC

The property has an EPC rating of C - 73.

RATING ASSESSMENT

To be confirmed. 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).

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.

SERVICES

Mains electric, water and drainage 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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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.

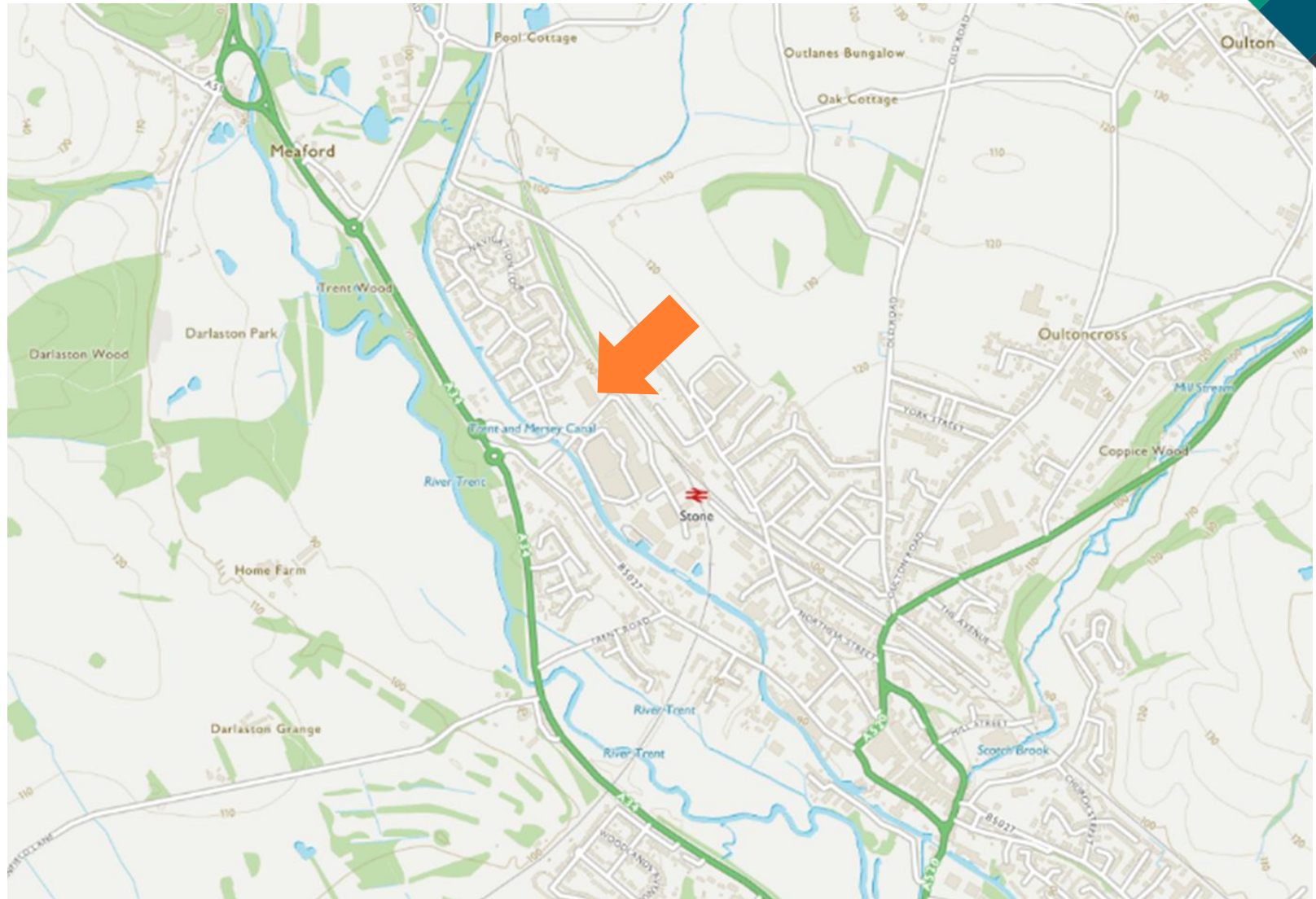
CONTACT

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