

TO LET

RECENTLY REFURBISHED OFFICE PREMISES

UNIT 8 RIDGEHOUSE DRIVE, FESTIVAL PARK, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5SJ



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OFFICE PREMISES

UNIT 8 RIDGEHOUSE DRIVE, FESTIVAL PARK,
STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5SJ

LOCATION

The property occupies a prominent position on Ridgehouse Drive, the main entrance onto Festival Park. Festival Park has direct access to the A500 dual carriageway which connects to Junctions 15 & 16 of the M6 Motorway. The A500 also connects to the A50, providing east-west access between the M6 and the M1 Motorway.

Festival Park is a popular and established commercial location with occupiers including Mitten Clarke, RSM, Terrafix and Bet365.

DESCRIPTION

The subject property comprises a mid-terrace office premises arranged over ground and first floor and briefly benefits from the following specification:

- Open Plan & Cellular Office Space
- Suspended Ceiling
- Air Conditioning
- Double Glazed Windows
- LED Lighting
- Carpet Flooring
- 24/7 Access
- WC's
- Kitchenette
- 5 Allocated Car Parking Spaces

ACCOMMODATION	SQ M	SQ FT
Ground Floor	53.00	570
First Floor	50.94	548
Total Net Internal Area	99.75	1,073

RENT

£18,000 per annum exclusive of VAT.

TENURE

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

EPC

The property has an EPC rating of D - 87.

RATING ASSESSMENT

The property has a rateable value of £12,500. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

The property has planning permission for offices under use class E. Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City 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.



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.