

TO LET

OFFICE PREMISES

OFFICE 2 TRANSPORT HOUSE, TITTENSOR, STOKE-ON-TRENT, ST12 9HD



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LOCATION

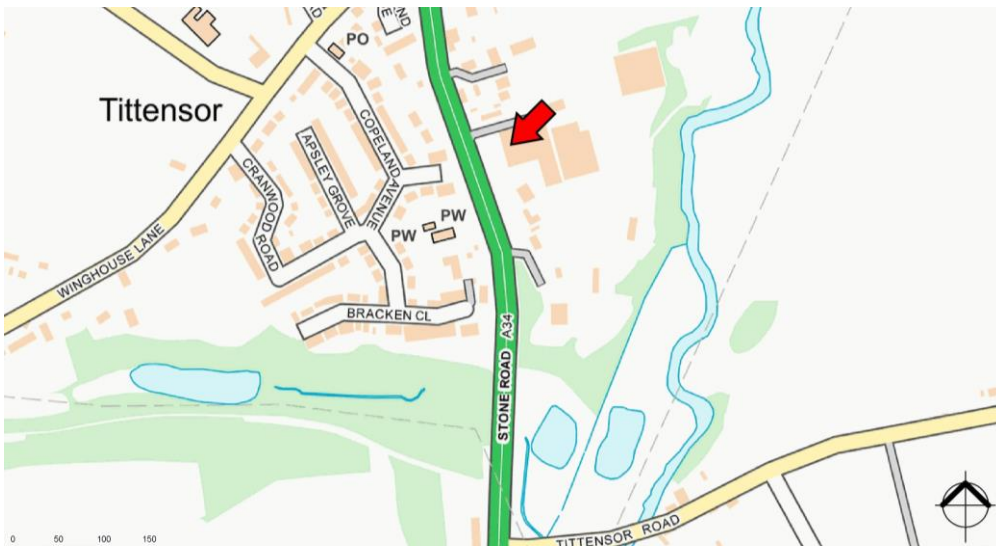
The subject property is located off the A34 Dual Carriageway on R & G Bassetts self-contained premises. The property is located approximately 4.8 miles south of Stoke-on-Trent and approximately 3.8 miles north of Stone. The A34 Dual Carriageway provides further access to the A500 Dual Carriageway with Junction 15 of the M6 Motorway which is approximately 3.8 miles north west and Junction 14 being 8.8 miles distant to the south.

DESCRIPTION

The subject property comprises an open plan ground and first floor office with a self-contained entrance adjacent to the staff car park. The property benefits from the following characteristics;

- Kitchen
- WC facilities
- Carpeted flooring
- 24-hour security & CCTV Pallet storage is available on site by way of separate negotiation.

Please contact our office for more information.



ACCOMMODATION

| Accommodation | SQ.FT | SQ.M |
|---------------|-------|-------|
| Ground floor | 190 | 17.65 |
| First floor | 198 | 18.39 |
| Total area | 388 | 36.05 |

TENURE

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

RENT

£5,200 per annum plus VAT

RATING ASSESSMENT

The property is to be re-assessed. We recommend that further enquiries are directed to the Local Ratings Authority. Stafford Borough Council.

PLANNING

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

SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

EPC

Pending

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

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