

TO LET

INDUSTRIAL / WAREHOUSE UNIT

Unit 6C Part 2, Whitebridge Estate, Whitebridge Way, Stone, Staffordshire, ST15 8LQ



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Unit 6C Part 2, Whitebridge Estate,
Whitebridge Way, Stone, ST15 8LQ

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.

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 property briefly benefits from the following specification:

- Warehousing with offices
- Kitchen & WC facilities
- Roller shutter door access
- Car Parking
- 3.7m height to the eaves



ACCOMMODATION

SQ.FT

SQ.M

3,200

297.29

TENURE

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

RENT

Apply.

EPC

Pending.

RATING ASSESSMENT

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

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and the management thereof. Further details are available upon request.

PLANNING

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

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in connection to the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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