

**TO LET**

**SELF-CONTAINED OFFICES**

**UNIT 7D WHITEBRIDGE ESTATE, WHITEBRIDGE WAY, STONE, ST15 8LQ**



# SELF-CONTAINED OFFICES

UNIT 7D WHITEBRIDGE ESTATE,  
WHITEBRIDGE WAY, STONE, ST15

## 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. Unit 7D briefly benefits from the following specification:

- Kitchen & WC facilities
- Gas central heating (not tested)
- 2 Car parking spaces
- Considered suitable for various uses (e.g. offices, training centre, health practice etc.).



## ACCOMMODATION

SQ.FT

SQ.M

1,300

120.77

## TENURE

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

## RENT

Upon application.

## EPC

Pending.

## RATING ASSESSMENT

The Rateable Value with effect from April 2017 is £5,300. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council 01785 619282).

## 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 (Stafford Borough 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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