

TO LET

INDUSTRIAL/WAREHOUSE UNIT

UNIT 19 WHITEBRIDGE ESTATE, WHITEBRIDGE WAY, STONE, ST15 8LQ



Contact: Tom Johnson – tom@mounseysurveyors.co.uk
Contact: Caine Savage – caine@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk [f](#) [t](#) [in](#)

INDUSTRIAL/WAREHOUSE UNIT

UNIT 19 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 access 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 19 is currently fitted out as a high quality laboratory facility and briefly benefits from the following specification:

- Office accommodation
- Kitchen & WC facilities
- Suspended ceiling
- Air conditioning throughout
- Allocated car parking
- Roller shutter door access

Accommodation	SQ.FT	SQ.M
Total	3,335	309.83

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 listed for 2017 is £15,000. 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.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City 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 its own legal/professional costs in connection with the transaction.

VAT

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

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:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited