

TO LET

FIRST FLOOR OFFICE SUITE

REWARD HOUSE, DIAMOND WAY, STONE BUSINESS PARK, STONE, ST15 0SD



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



FIRST FLOOR OFFICE

REWARD HOUSE, DIAMOND WAY, STONE
BUSINESS PARK, STONE ST15 0SD

LOCATION

Reward House is situated off Diamond Way on Stone Business Park, an established commercial location approximately 2 miles to the south of Stone Town Centre. Stone Railway Station is located approximately 2 miles to the northwest.

Stone Business Park sits directly opposite the A34 Dual Carriageway which provides direct access to Stoke-on-Trent and Newcastle-under-Lyme. The A34 also provides access to the A500 with Junction 14 of the M6 Motorway located approximately 4.4 miles distant.

DESCRIPTION

The available space is a first-floor office comprising of an open plan office space with a meeting room and private office. The spaces benefits from the following characteristics:

- Shared WC's
- Kitchenette
- Allocated car parking
- Gas central heating (not tested)
- Breakout Area

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	111.48	1,200
Total	111.48	1,200

TENURE

The property is available by way of a 12-month licence.

Licence Fee

£1,500 per calendar (exclusive). The licence fee is inclusive of service charge, building insurance and utilities. Any interest occupiers will be responsible for their own phone and internet connections.

EPC

The property has an EPC rating of C-70.

RATING ASSESSMENT

The property has a rateable value of £11,750 Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

PLANNING

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

VAT

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

SERVICES

Water, gas and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

FIRST FLOOR OFFICE

REWARD HOUSE, DIAMOND WAY, STONE
BUSINESS PARK, STONE ST15 0SD

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

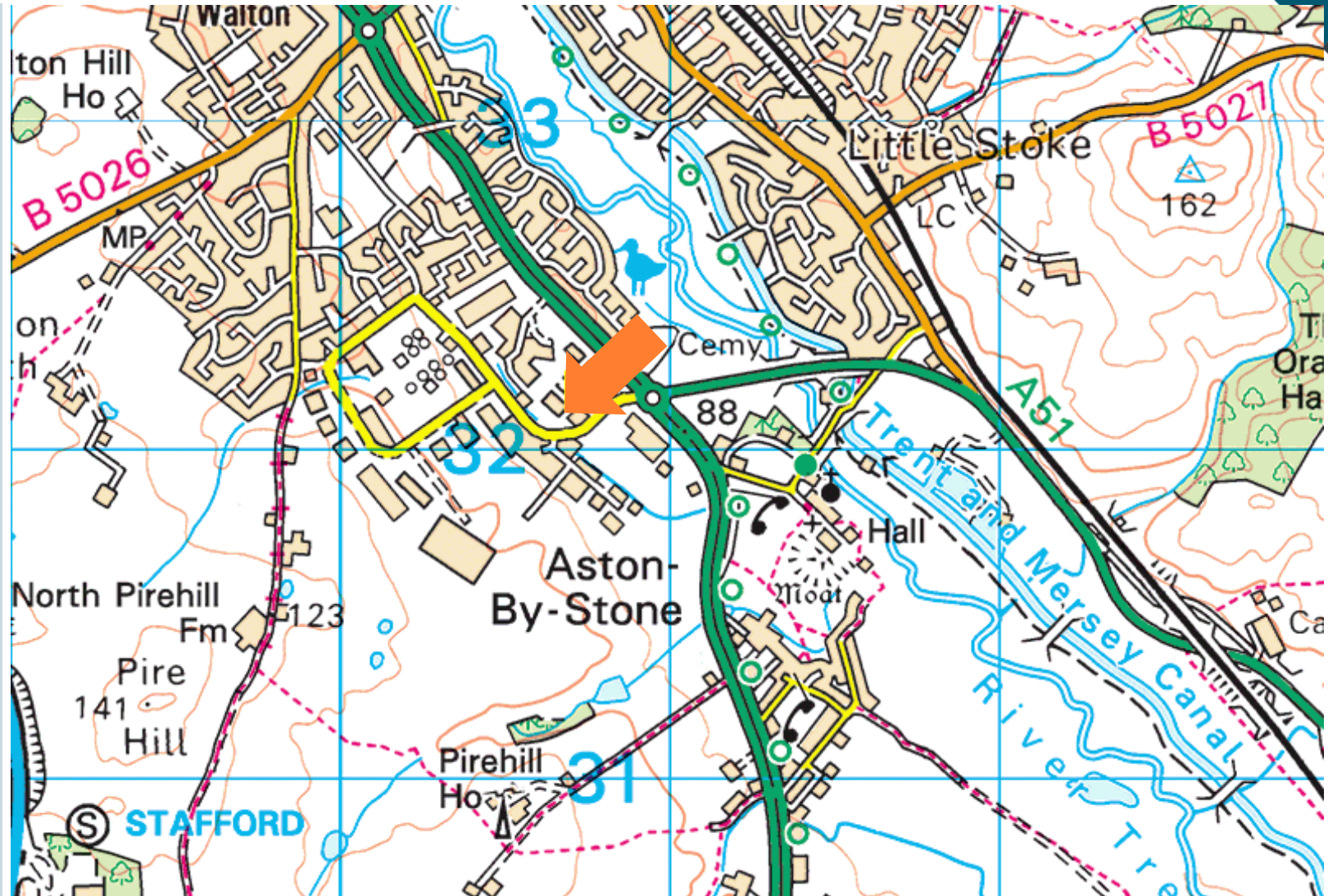
CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



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:

- 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.
- 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.
- 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
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.

mounseysurveyors.co.uk ☎ 01782 202294



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.