



Office Suites Brookside Business Park Station Road

Cold Meece, Nr Stone, ST15 0RZ

A prestigious business park providing a range of different size offices with on site parking. There are shared kitchen and toilet facilities and a service charge which covers heating, cleaning, upkeep and maintenance of w.c.'s, car park etc.



Location

Brookside business park is situated midst rural surroundings and features wooded grounds offering an attractive working environment. The site benefits from ample shared on-site parking, conference facilities and a striking reception area. Cold Meece is located approximately four miles west of Stone, some seven miles north of Stafford and eleven miles from the Potteries conurbation. There is speedy access to both junctions 14 and 15 of the M6 motorway whilst the regional road network includes the A34, A51 and A50 trunk roads which provide access throughout a wide geographical area.

Availability & Rent

Unit 28-29 (Craft Room / Office) formerly used as a printers : 1,255 sq ft (116.6 sq m) - Rent is £11,295 pa - LET

Office 32 : 755 sq ft (70.2 sq m) with 2 separate rooms and its own kitchenette area - Rent is £6,795 pa

Office 37 : 453 sq ft (42.1 sq m) - Rent is £4,077 pa

Office 38 : 230 sq ft (21.37 sq m) - Rent is £2,475 pa - LET

There is a service charge to cover heating in the main building, cleaning and maintenance of WCs, Car Park, Access Road etc.

The annual service charge is £2.50 per sq ft

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for unit 28-29 from the 1st April 2026 is £7,300.

The VOA website advises the rateable value for office 32 from the 1st April 2026 is £4,900

The VOA website advises the rateable value for office 37 from the 1st April 2026 is £3,150

The VOA website advises the rateable value for office 38 from the 1st April 2026 is £1,600

The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 3401-4494-4531-9135 Band D.

VAT

VAT is applicable to this site.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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