



## Swynnerton Road

Cold Meece Nr Stone, Stoke-on-Trent, ST15 0RZ

£4,200 (From) Per Annum

461.00 sq ft



30a

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## Description

The office suites are well constructed, vary in size to suit a range of prospective requirements and are available either individually or in any combination. All office suites are well equipped and occupation can be readily available. The 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. 1GB OR MORE OF SUPER FAST BROADBAND SPEED AVAILABLE AT BROOKSIDE BUSINESS PARK

## Location

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.

## Accommodation

### Available

Suite 31: - 461 Sq ft  
Suite 33/34; - 1200 Sq ft  
Suite 37: 459 Sq ft

### Currently Let

Suite 17: 609 Sq ft - Let  
Suite 21: 600 Sq ft - Let  
Suite 22: 814 Sq ft - Let  
Suite 24: 613 Sq ft - Let

Suite 25: 486 Sq ft - Let  
Suite 26: 600 Sq ft - Let  
Suite 27: 613 Sq ft - Let  
Suite 28/29: 1,276 Sq ft - Let  
Suite 30: 2,440 Sq ft - Let  
Suite 30a: 1,421 Sq ft - Let  
Suite 30b: 923 Sq ft - Let  
Suite 30c: 664 Sq ft - Let  
Suite 41: 400 Sq ft - Let  
Suite 32: 760 Sq ft - Let  
Suite 35/36: 1,282 Sq ft - Let  
Suite 38: 230 Sq ft - Let  
Suite 38a: 328 Sq ft - Let

## Business Rates

The Small Business Rate Relief has increased to 100% for businesses with a rateable value of up to £12,000. Bjb recommends interested parties make their own enquiries into the business rate payable and business rate relief which may be available.

## Rent

Rent are based upon £7 per sq ft per annum, plus service charge of £2.50 per sq ft.

Rent are subject to VAT.

## Legal Costs

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

## Services

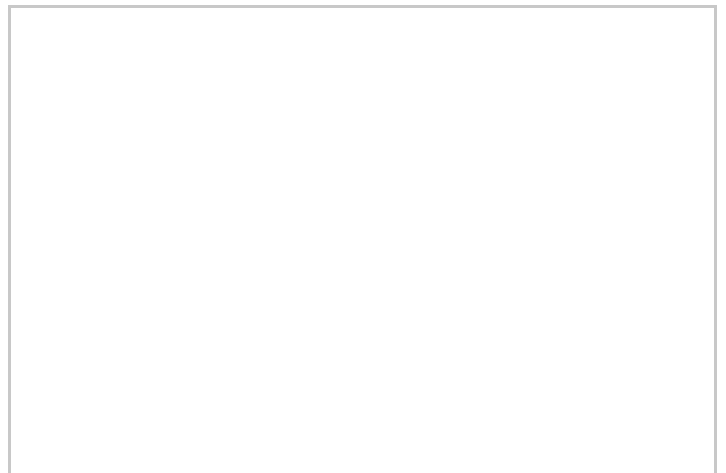
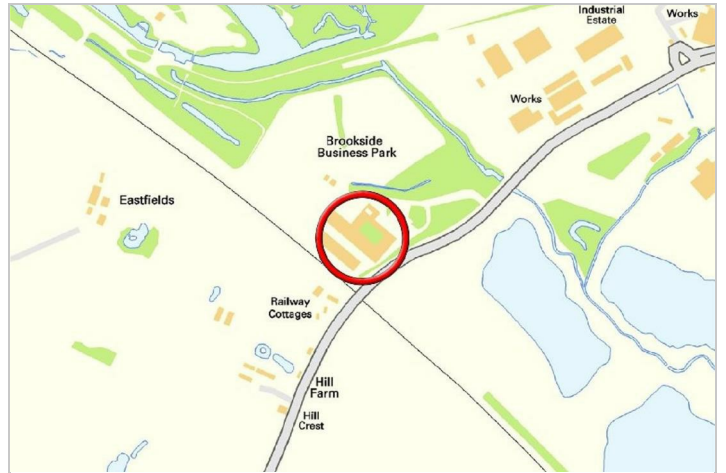
All mains services are available subject to any reconnection which may be necessary.

## Planning

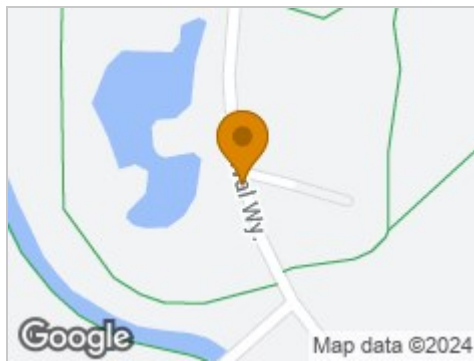
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Viewings

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.



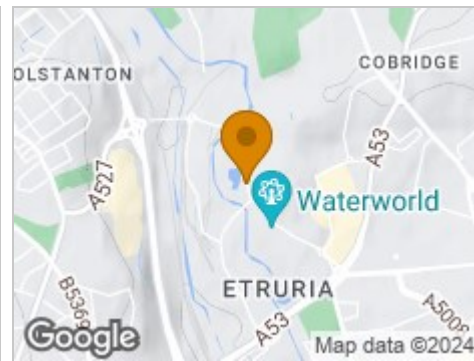
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.