

TO LET

WORKSHOP & OFFICE SUITES

BROOKSIDE BUSINESS PARK, COLD MEECE, STAFFORDSHIRE, ST15 0RZ



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LOCATION

Brookside Business Park is a commercial complex located on Swynnerton Road in Cold Meece, near Stone, Staffordshire. The park offers a variety of office spaces, workshops, studios, and compound areas suitable for different business needs. It is strategically positioned approximately four miles west of Stone, seven miles north of Stafford, and eleven miles from the Potteries conurbation, providing convenient access to Junctions 14 and 15 of the M6 motorway, as well as the A34, A51, and A50 trunk roads.

DESCRIPTION

Brookside Business Park was formerly a BT training centre before becoming a multi-occupied business park offering a range of workshops, offices and compounds/sites. The Business Centre offers a range of office suites with many benefits:

- Attractive mature grounds.
- Ample onsite parking.
- Attractive large reception.
- Conference suite and meeting rooms.
- Enclosed shared courtyard break out area.
- Shared toilets facilities.
- Offices range from LED or CAT 5 lighting.
- Some offices have air-con as well as gas central heating.

ESTATE CHARGE

An estate charge is applicable to cover upkeep of the common parts, heating, external maintenance and repairs.

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| ACCOMMODATION | SQ M | SQ FT | RENT £PCM | ESTATE CHARGE £PCM | RATEABLE VALUE |
|---|--------|-------|--------------|--------------------------|-------------------|
| Unit 9 (Workshop) with mezzanine office. <i>Available from September 2026.</i> | 73.39 | 790 | £530 | £164.58 | £4,550 |
| Suite 28 & 29. <i>Available from September 2026.</i> | 118.92 | 1,280 | £640 | £266.67 | £8,100 |
| Suite 32 | 70.61 | 760 | £538.33 | £158.33 | £5,200 |
| Suite 37 | 41.81 | 450 | £318.75 | £93.75 | £3,400 |
| Suite 38 | 25.55 | 275 | £206.25 | £57.29 | £2,425 |



VAT

All prices are quoted exclusive of VAT which is applicable.

RATING ASSESSMENT

Offices have their own assessments as shown in the table. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Stafford Borough Council).

SERVICES

Mains water, electric and gas are connected to the site. Occupiers are recharged electric via submeters. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

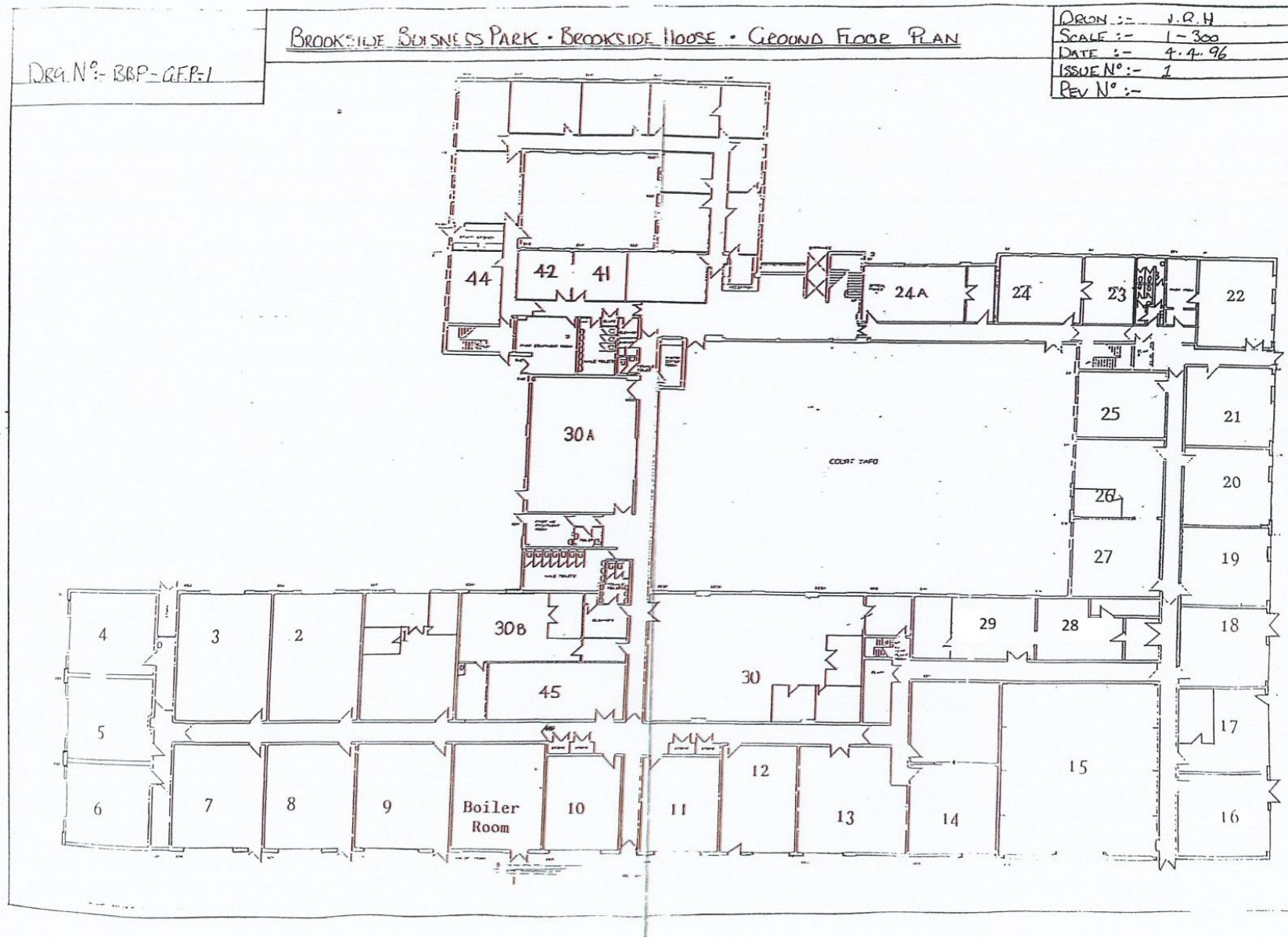
TENURE

On new lease terms to be agreed.



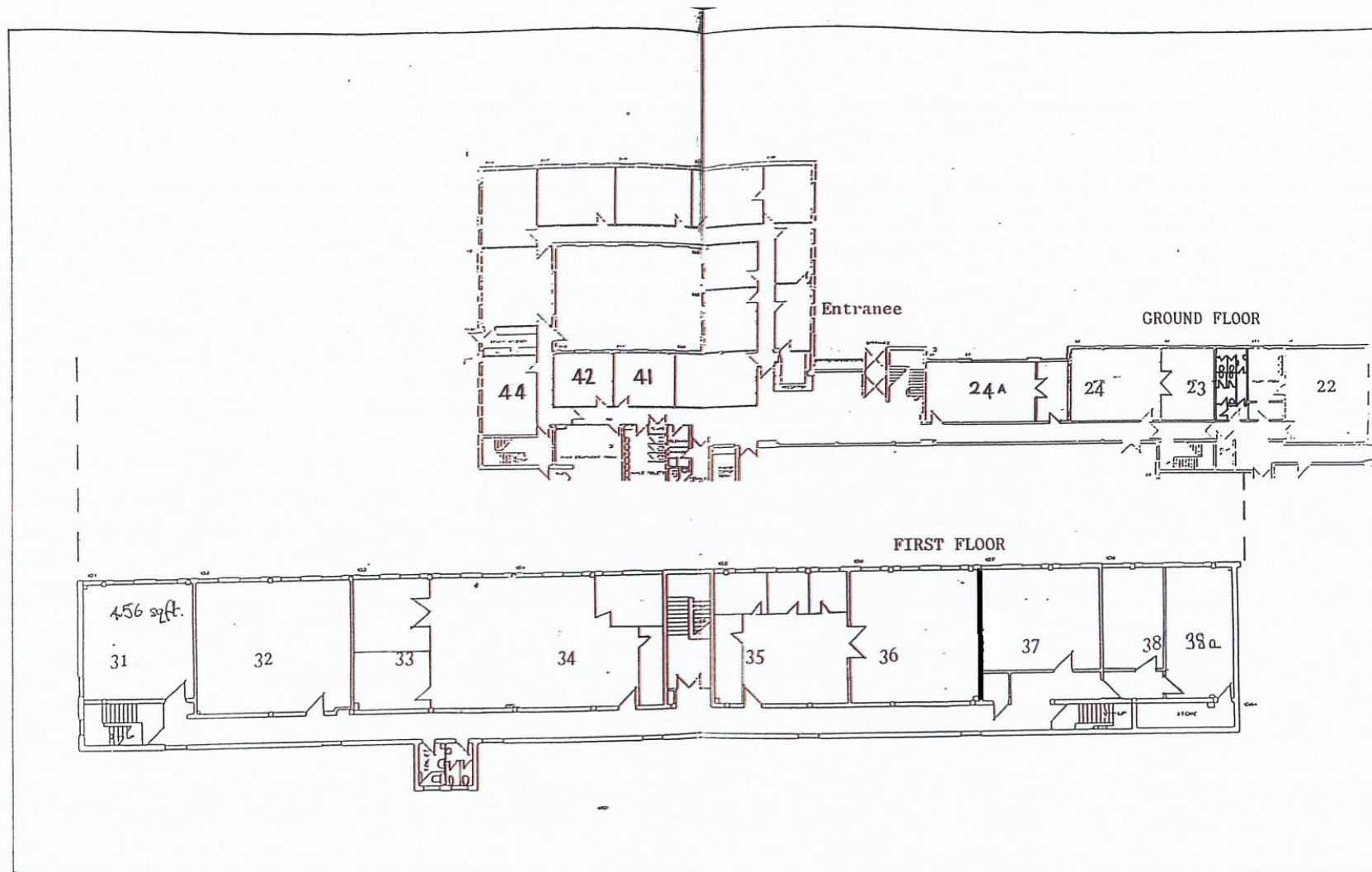
GROUND FLOOR PLAN

BROOKSIDE BUSINESS PARK, COLD MEECE,
STAFFORDSHIRE, ST15 0RZ



FIRST FLOOR PLAN

BROOKSIDE BUSINESS PARK, COLD MEECE,
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| | | |
|---------------------------|--|---------------------|
| DRG N° :- B.B.P.-F.F.P.-1 | BROOKSIDE BUSINESS PARK - BROOKSIDE HOUSE - FIRST FLOOR PLAN | DATE :- 4.4.96 |
| | | DRAWN BY :- J.R.H |
| | | SCALE :- 1 - 225 mm |
| | | ISSUE N° :- 1 |
| | | REVIS N° :- |

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PLANNING

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

EPC

D-92, expiring 27th February 2034

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

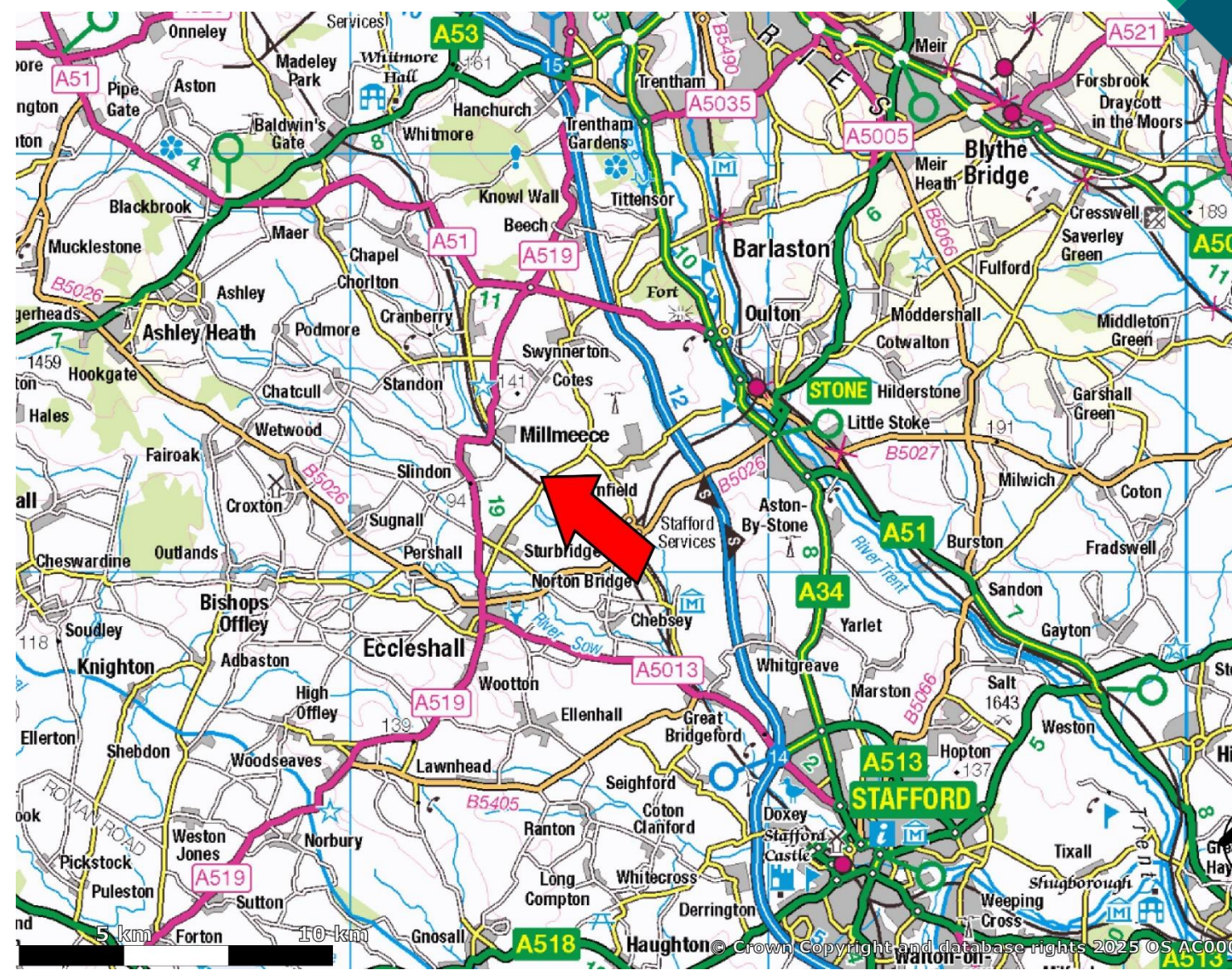
CONTACT

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



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