

TO LET

**SERVICED FIRST FLOOR OFFICE SUITE
REWARD HOUSE, DIAMOND WAY
STONE BUSINESS PARK
STONE, STAFFORDSHIRE
ST15 0SD**

LICENCE FEE £1,500 PER CALENDAR MONTH (INCLUSIVE)



AGENT'S NOTES

Hinson Parry & Company are delighted to offer this first floor office comprising an open plan office space with meeting room, private office, kitchenette and breakout area.

The property is available by way of a 12-month licence. The licence fee is inclusive of service charge, building insurance and utilities. Any interested occupiers will be responsible for their own telephone and internet connections.

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.

DIRECTIONS

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 15 of the M6 Motorway located approximately 5.5 miles distance to the North and Junction 14 located approximately 4.3 miles to the South.

DESCRIPTION

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

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

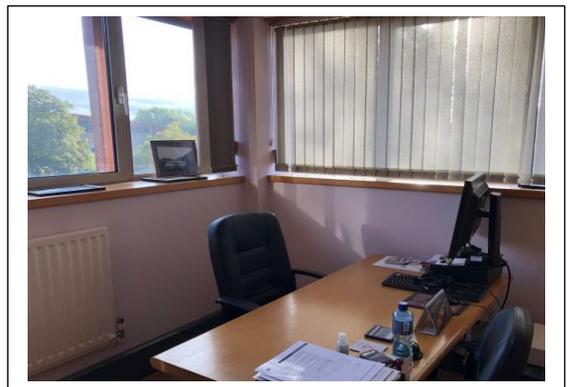
ACCOMMODATION

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

First Floor – landing area



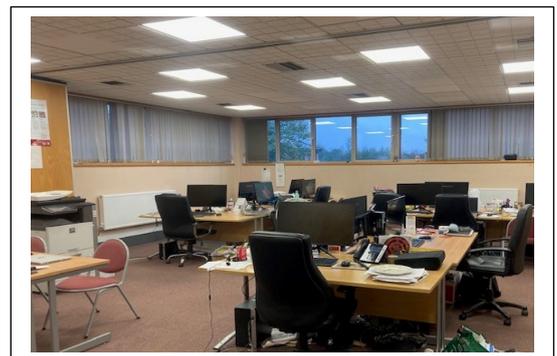
Office



Meeting Room



Office



TENURE

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

LICENCE FEE

£1,500 per calendar month (inclusive). The licence fee is inclusive of service charge, building insurance and utilities. Any interested 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 assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

VAT

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

SERVICES

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

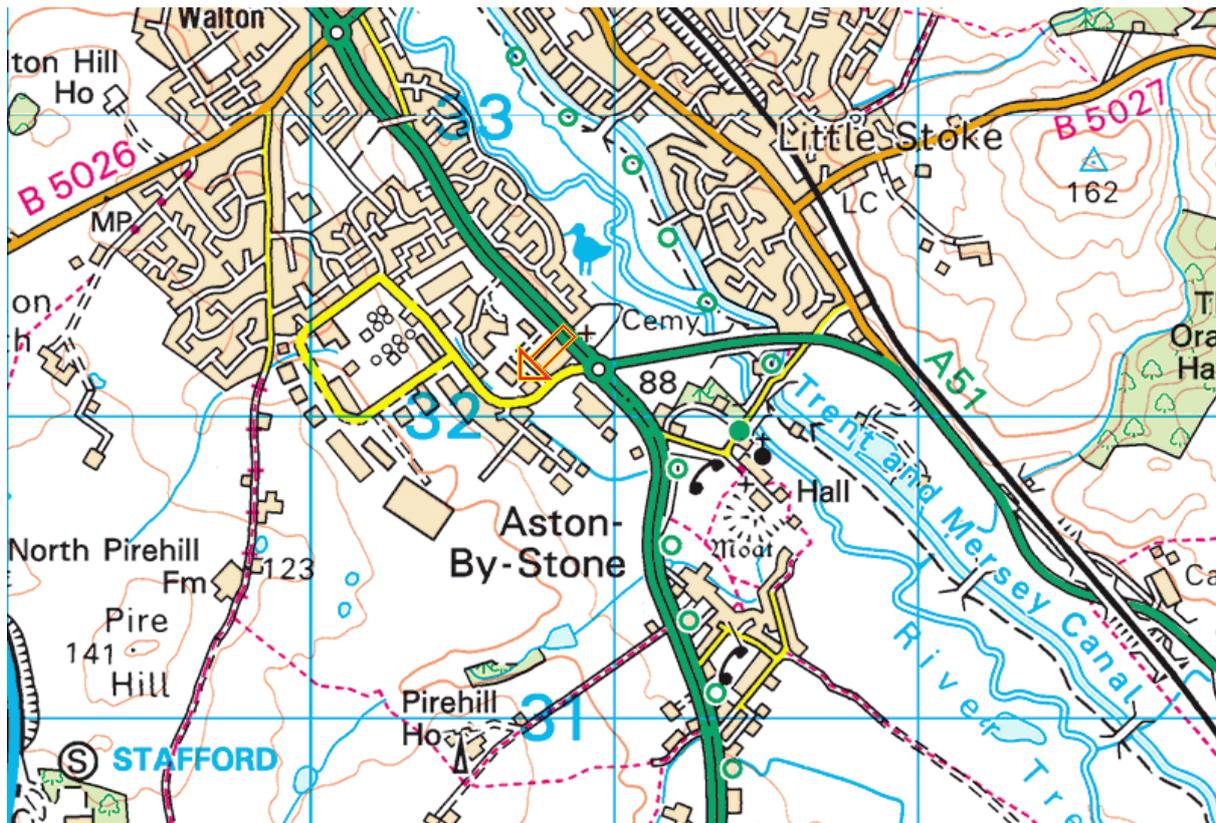
LEGAL

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

VIEWING

Strictly by appointment through the agents Stone Office Tel: 01785 850866. Contact Roger Bedson email: r.bedson@hinsonparry.co.uk

LOCATION



PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.