

TO LET

ONLY 3 REMAINING

MODERN SERVICED OFFICE ACCOMMODATION

Of up to circa 2,000 sq ft

SUITE E, REWARD HOUSE

STONE BUSINESS PARK, STONE ST15 0SD



Modern Office Accommodation

**comprising 523 sq ft (48.59 sq m) of flexible space
with LED lighting, access to meeting room and allocated parking**

All enquiries to Hinson Parry & Co or Mounsey Chartered Surveyors (joint agents)

LOCATION

Reward House is situated in Diamond Way on Stone Business Park, within an office park location comprising the NFU, Instem, Hinson Parry & Co and Farmcare XL. Stone Business Park is approximately one mile south of Stone town centre and two miles south east of Stone Railway Station.

The Business Park is located immediately off the A34 dual carriageway with excellent access to Stoke on Trent to the north and Stafford to the south. The A34 provides access to the M6 Motorway at Junction 14 approximately 4.4 miles to the south east, and railway stations located at Stone, Stafford and Stoke.



DESCRIPTION

An open plan office of 523 sq ft with access to a communal kitchen. A meeting room within the building is available for use by appointment. Ample parking is available.

RENT

£650 per calendar month.

RATING

It is likely the premises will qualify for 'nil rate' banding if occupied as your only premises.

SERVICES

All mains services are connected to the property. Interested parties are advised to make their own investigations to satisfy themselves as to the suitability for their purposes.

SERVICE CHARGE

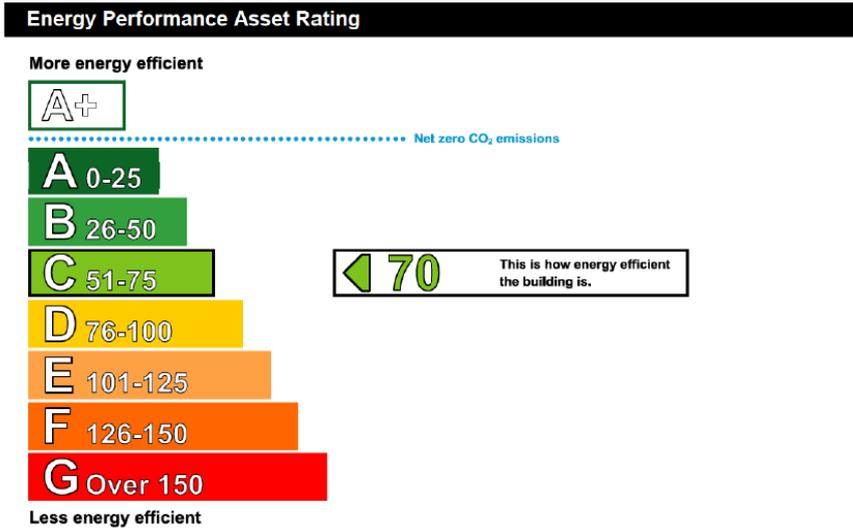
The quoted rent is inclusive of service charge.

VAT

The building is not elected to VAT.

EPC

The EPC rating for this property is C.



PROPERTY MISDESCRIPTIONS ACT 1993; PLANS SCHEDULES AND DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers 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 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 purchase 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 a representation or warranty whatever in relation to this property.