

Whitebridge  
ESTATES



**TO LET**

**Unit D Whitebridge Estate  
Whitebridge Lane  
Stone  
ST15 8LQ**



**Warehouse, Workshop / Storage etc.  
8100 sq. ft / 752 sq. m**

Popular trading estate close to the A34 with excellent access to the M6 and A50, large free car park and good rail links via Stone Railway Station.

# UNIT DETAILS

## DESCRIPTION

Whitebridge Estate is a successful and well regarded business park featuring a mixture of office and commercial premises.

The estate is owned by an "on site" company ensuring a high level of security through CCTV and 24 hour security and efficiently dealing with any estate management issues.

On site facilities include a large free car park, Children's Day Nursery, Coffee Shop, Florists and Bridge Club.

## LOCATION

Whitebridge Estate is located to the North of Stone, midway between Stafford and Stoke on Trent. It has excellent access via a roundabout intersection on the a34 dual carriageway which provides a link to junction 14 and 15 of the M6 Motorway.

Stone Railway Station with links to London Euston and Crewe and stations in between, is a five minute walk away.



## ACCOMMODATION

Secure enclosed yard unit.  
Main warehouse, 2 X offices/workshops,  
Kitchen & WC.  
3 phase electricity.  
Full central heating.  
Staff/visitor parking

## SERVICES

All main services are connected but have not been tested.

## ASSESSMENT

Interested parties should contact Whitebridge Estate to establish the likely costs of occupation ie: rates and utilities etc.

## TENURE

Terms to be negotiated.

## RENT

Please apply for details.

## COSTS

Each party to be responsible for their own legal costs incurred in any transactions.

## VAT

All prices quoted are exclusive of, but may be subject to VAT.

## VIEWING

By arrangement with Phil Darby, Operations Manager, 01785 817170.