

Whitebridge
ESTATES



TO LET

**Unit 7C Whitebridge Estate
Whitebridge Lane
Stone
ST15 8LQ**



**Warehouse/Workshop
8350 sq. ft / 775 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.

**A SHORT TERM LETTING FROM THREE MONTHS WILL BE
CONSIDERED ON FLEXIBLE TERMS**

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

Large warehouse/workshop with high eaves.

18' x 14' roller shutter door.

Office/canteen

3 phase/200 amp electricity.

Dedicated parking spaces

SERVICES

All mains 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.

LOCAL AUTHORITY

Stafford Borough Council.

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.