

*Whitebridge*  
ESTATES



## **TO LET**

**Unit 34 Whitebridge Estate  
Whitebridge Lane  
Stone  
ST15 8LQ**



**Industrial Unit with Offices and Secure Yard  
Unit 2450 sq. ft / 227 sq. m  
Yard 4150 sq. ft / 385 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.

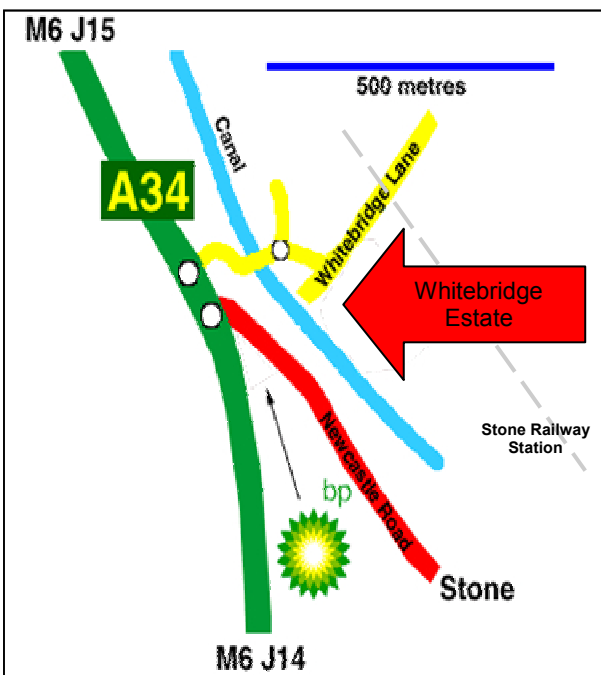
The estate is owned by an "on site" company ensuring a high level of security through CCTV and 24 hour security and efficiently dealing with any estate management issues.

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 station in between, is a five minute walk away.



## ACCOMMODATION

Workshop with ground and first floor offices. 3 roll shutter doors and separate office entrance. 2 x WC's. Kitchenette. Adjoining 4150 sq. ft yard secured by palisade fencing. Gas heating and 3 phase electrics.

## 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

Leasehold for a period of years upon 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.