

To Let. First Floor Office, Stone Tennis & Squash Club,
Newcastle Road, Stone, ST15 8LD

166 SQ.FT.
15.42 SQ.M



Louis Taylor

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Description.

A self contained first floor office space with views over six tennis courts. This is contained in a detached brick built club house with squash courts extended to the rear of the building. The office will be taken on an inclusive basis and will include electricity, water and business rates.

The building already has offices occupied by GMC Therapy, Stone Wheelers cycling club and Stone Master Marathoners.

Access to staff facilities including kitchen, toilets and a lounge/bar area.

There is a large amount of parking available to the side of the clubhouse with approximately 0.32 acres of parking space.

Location.

The office is located in the Tennis and Squash Clubhouse on the south side of Newcastle Road in Stone. Newcastle Road is the main road running from the A34 through to Stone town centre.

The Clubhouse is a short walk from Stone town centre and has a bus stop just outside of the premises.

Accommodation.

First Floor Office

166 sq.ft. / 15.42 sq.m.

Planning.

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.





Legal costs.

Each party is responsible for their own legal costs in connection with this sale.

Services.

All main services are connected. These services have not been tested by the agent therefore interested parties should make their own enquiries to relevant statutory authorities.

EPC Rating.

E- 108

Rent.

£3,300 per annum inclusive of business rates, electricity and water

VAT.

VAT is payable at the applicable rate



Location



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