

# RIVERSIDE 2

STOKE ON TRENT

## LOCATION

Riverside 2 is located immediately off the A500 almost equidistant between the M6 at junction 15, and Stoke-On-Trent town centre. The site is therefore well located to the national motorway network providing excellent access for business communities of North Staffordshire and South Cheshire.

- ➔ Unrivalled central UK location with junction 15 of the M6 motorway 2.5 miles distant.
- ➔ Dual carriageway entrance to the estate with direct access to the A500.
- ➔ By rail the city is served by frequent inter-city services and there are 3 international airports within approximately 1 hours drive namely Birmingham, Manchester and East Midlands.
- ➔ With its central location and excellent communications, Riverside 2 provides businesses with superb access to serve all parts of the UK.



RIVERSIDE 2



## THE IDEAL LOCATION

### EXCELLENT COMMUNICATIONS

- ➔ Excellent communications to North West, Midlands and newly completed East Midlands link road.
- ➔ Excellent location for access to the A500 Queensway.
- ➔ Junction 15, M6 approximately 2.5 miles, 4 kilometres.
- ➔ Junction 16, M6 approximately 10.5 miles, 17 kilometres.
- ➔ A50 east / west link approximately 0.25 miles, 0.4 kilometres.
- ➔ Stoke-On-Trent and Newcastle town centres access from the A500.

A Joint Development by:

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# RIVERSIDE

STOKE ON TRENT

# 2



**FOR SALE OR TO LET**  
New Self Contained Two Storey Office Buildings



Suites from **1,250 sq ft** (116 sq m) to **4,800 sq ft** (446 sq m)

Design and Build Opportunities  
up to **30,000 sq ft** (2,787.2 sq m)

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

# RIVERSIDE

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# 2



Indicative photo



Indicative photo

## FREEHOLD

- Ideal for owner occupiers and investors.
- Can be placed within company pension schemes.
- Freehold available on individual units or virtual freehold on single floors.

## LEASEHOLD

- Longer term leases available on a full repairing and insuring basis subject to five yearly upward only rent reviews.
- Shorter term leases available upon application.

**Prices and rental figures available upon application.**

## SPECIFICATION

- Two-storey self-contained office units providing individuality for each occupier.
- Open-plan accommodation comprising kitchenette and toilet facilities on each floor.
- Each unit is designed for optimum efficiency in respect of office fit-out.
- High quality anti-static carpeting throughout.
- Fully raised accessed floors with floor boxes every 107 sq ft (10 sq m).
- Suspended ceilings incorporating 450kw recessed lighting in compliance with CIBSE Lighting Guide 3.
- Double glazed windows with toughened glass on the ground floor.
- Floor loadings of 5kn.
- Free individually marked car parking spaces at a ratio of 1 space per 268 sq ft.
- The latest 24 hour, 7 day week, voice and camera monitored security system.
- Magnet kitchen units on each floor incorporating worktop sink, fitted fridge and dishwasher

**Phase 2 (Units 5 - 9) will meet the new part M requirements**

## VAT

VAT will be charged on rent and sale prices.



Indicative photo

## A WELL MANAGED ENVIRONMENT

A management company has been set up to run the development, and will provide the following:

- Maintenance and upkeep of the external common areas and landscaping.
- Comprehensive security monitoring system.

## WHY A BUSINESS HOME?

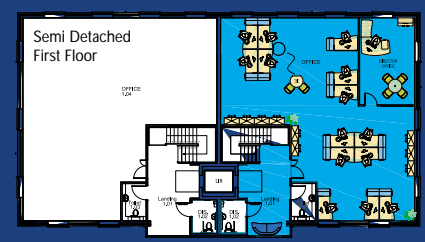
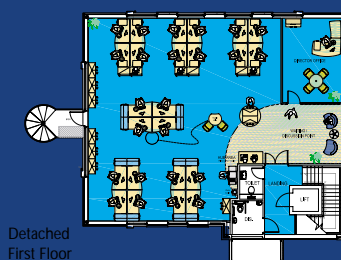
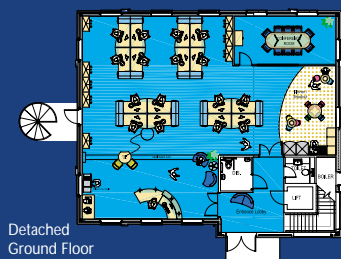
- Energy efficient offices.
- Easy and cheap to maintain.
- Designed to maximise operational efficiency.
- Flexibility - buy or lease, you choose.



## SCHEDULE OF ACCOMMODATION

Unit	Area sq ft (sq m)	CPS	Phase
1	2,739 sq ft (254.4 sq m)	10	1
2	2,740 sq ft (254.5 sq m)	9	1
3	4,197 sq ft (389.9 sq m)	15	1
4	4,846 sq ft (450.2 sq m)	19	1
5	4,240 sq ft (393.9 sq m)	14	2
6	2,510 sq ft (233.2 sq m)	10	2
7	2,510 sq ft (233.2 sq m)	9	2
8	3,005 sq ft (279.1 sq m)	11	2
9	3,005 sq ft (279.1 sq m)	11	2

## TYPICAL PHASE II FLOOR PLANS



Phase III Design and Build Opportunities for larger requirements are available on the Phase III land.

Fit-out drawings supplied by

