

# TO LET

**NEW BUILD INDUSTRIAL / TRADE COUNTER UNITS**  
THE METAL YARD, HARTSHILL ROAD, STOKE ON TRENT, ST4 6AF



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# NEW BUILD INDUSTRIAL / TRADE COUNTER UNITS CONSTRUCTION COMPLETE

THE METAL YARD, HARTSHILL ROAD,  
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## LOCATION

The new development is located on Hartshill Road (A52). Stoke Old Road provides additional access from the rear of the site. Unit 7 has the benefit of roadside frontage onto Hartshill Road (A52).

The A52 connects to Newcastle under Lyme to the west and the A500 dual carriageway to the east, both less than a mile away from the site. The A500 links to the A50 dual carriageway connecting to Derbyshire and Staffordshire Moorlands.

Junction 16 of the M6 motorway sits 9 miles north of the site whilst Newcastle under Lyme provides access to the A34, connecting to Stafford to the south.

## DESCRIPTION

The site offers a range of industrial units of steel portal frame and profile clad construction. The units will be of shell finish with electric, drainage and water connection offering;

- LED Lighting
- Onsite CCTV
- Electric Roller Shutter Loading Access
- Onsite Parking
- Glazed Entrance
- Electric Gated Site
- EV Charging
- Unit 6 Benefits From a Large Roadside Glazed Frontage
- Unit 5 is available as a Self-Contained unit with Yard

Units are available individually or combined. Dividing walls will be added as required.

## Accommodation

|           | Sq Ft | Sq M | Rent per annum | EPCs   |
|-----------|-------|------|----------------|--------|
| Unit 1    | 2,009 | 187  | £20,000        | B (46) |
| Unit 2/2a | 3,076 | 286  | £29,250        | B (45) |
| Unit 3    | 1,528 | 142  | £16,000        | B (47) |
| Unit 4    | 1,528 | 142  | £16,000        | B (47) |
| Unit 5    | 7,277 | 676  | £65,500        | C (53) |
| Unit 6    | 6,259 | 581  | £56,250        | B (44) |

## TENURE

Units are available on a full repairing and insuring basis on lease terms to be agreed.

## RATING ASSESSMENT

The unit's rateable values under assessment.

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## PLANNING

Planning was granted under application 67541/FUL for B2 General Industrial and B8 Storage and Distribution purposes. Further enquiries are to be made to Stoke on Trent City Council on 01782 234234.



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### SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

### SERVICE CHARGE

A service charge is to be levied to cover the maintenance of the common areas of the site. This cost is additional to the rent. Further details are available from the agents.

### VAT

All prices quoted are exclusive of VAT which is applicable.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

**Becky Thomas / Tom Johnson**

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[becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)/[tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

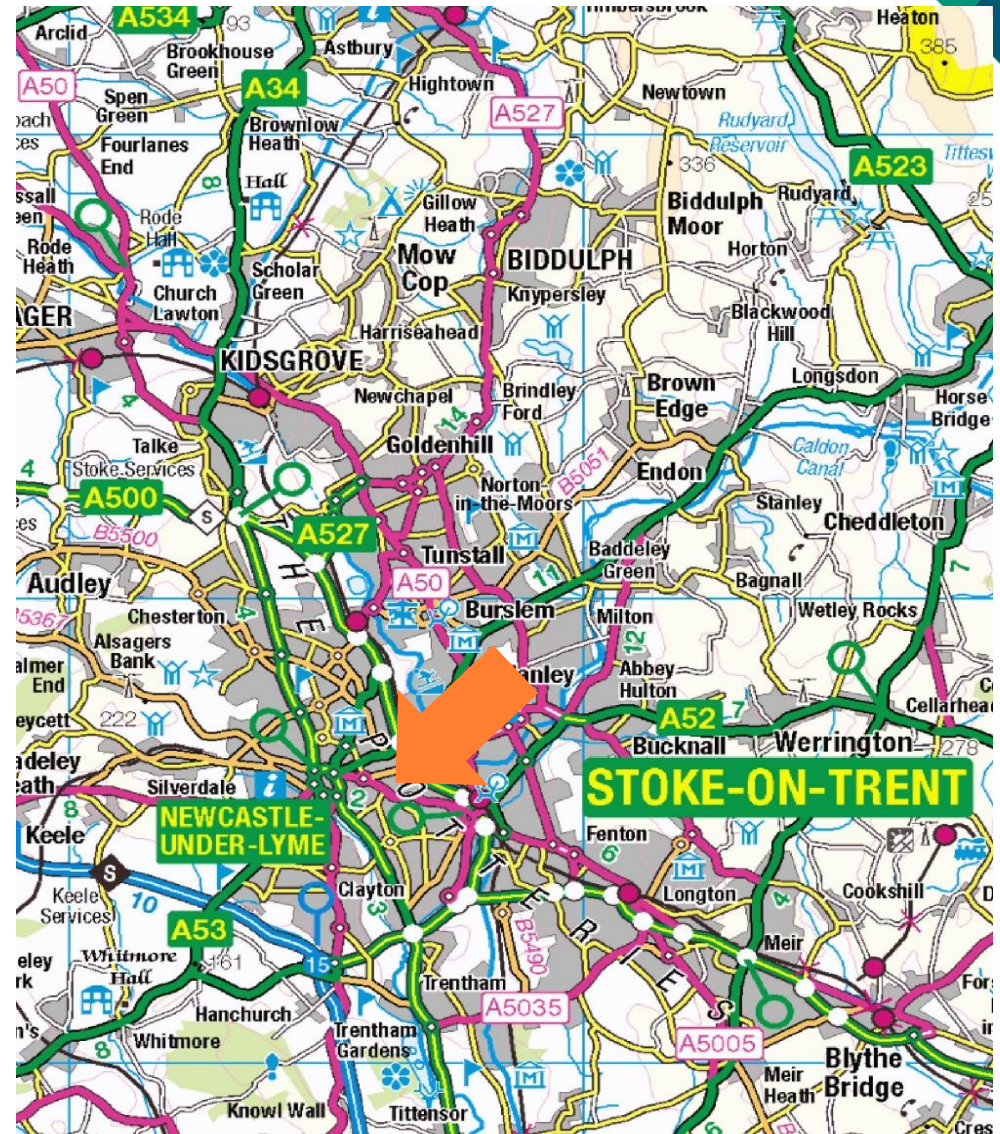
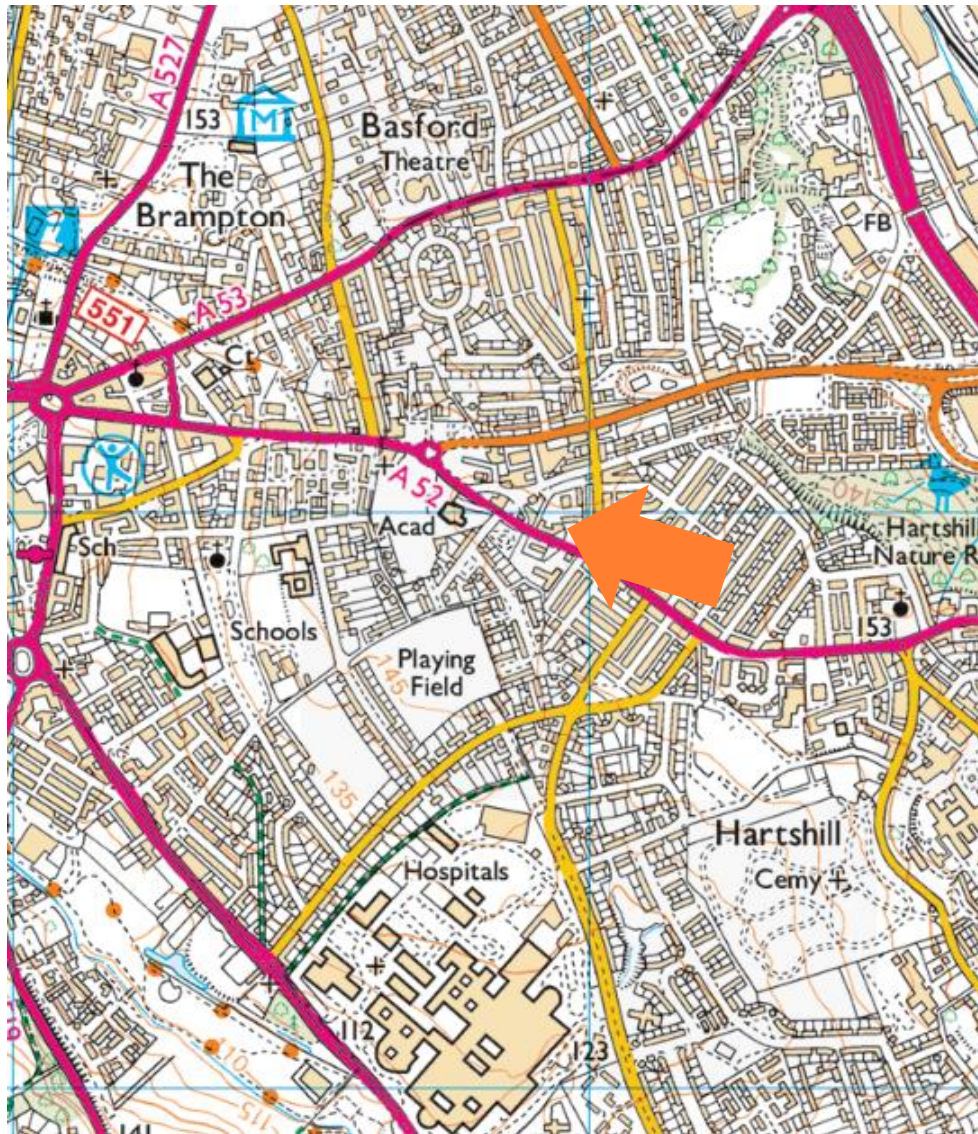
Or Joint Agents

Harris Lamb – 01782 272555



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.