

SNEYD HILL INDUSTRIAL ESTATE

BURSLEM, STOKE ON TRENT, ST6 2EB

COMPREHENSIVELY
REFURBISHED



TO LET

REFURBISHED TRADE COUNTER / INDUSTRIAL PREMISES

4,660 - 12,367 SQ FT (433 - 1,149 SQ M)



eyre & elliston

UNIT C3

SCREWFIX

CITY PLUMBING

City Heating Spares

OSC

UNIT B4

ALLIANCE AUTOMOTIVE GROUP

UNITS A2-A4

SUNBELT RENTALS

SNEYD HILL INDUSTRIAL ESTATE

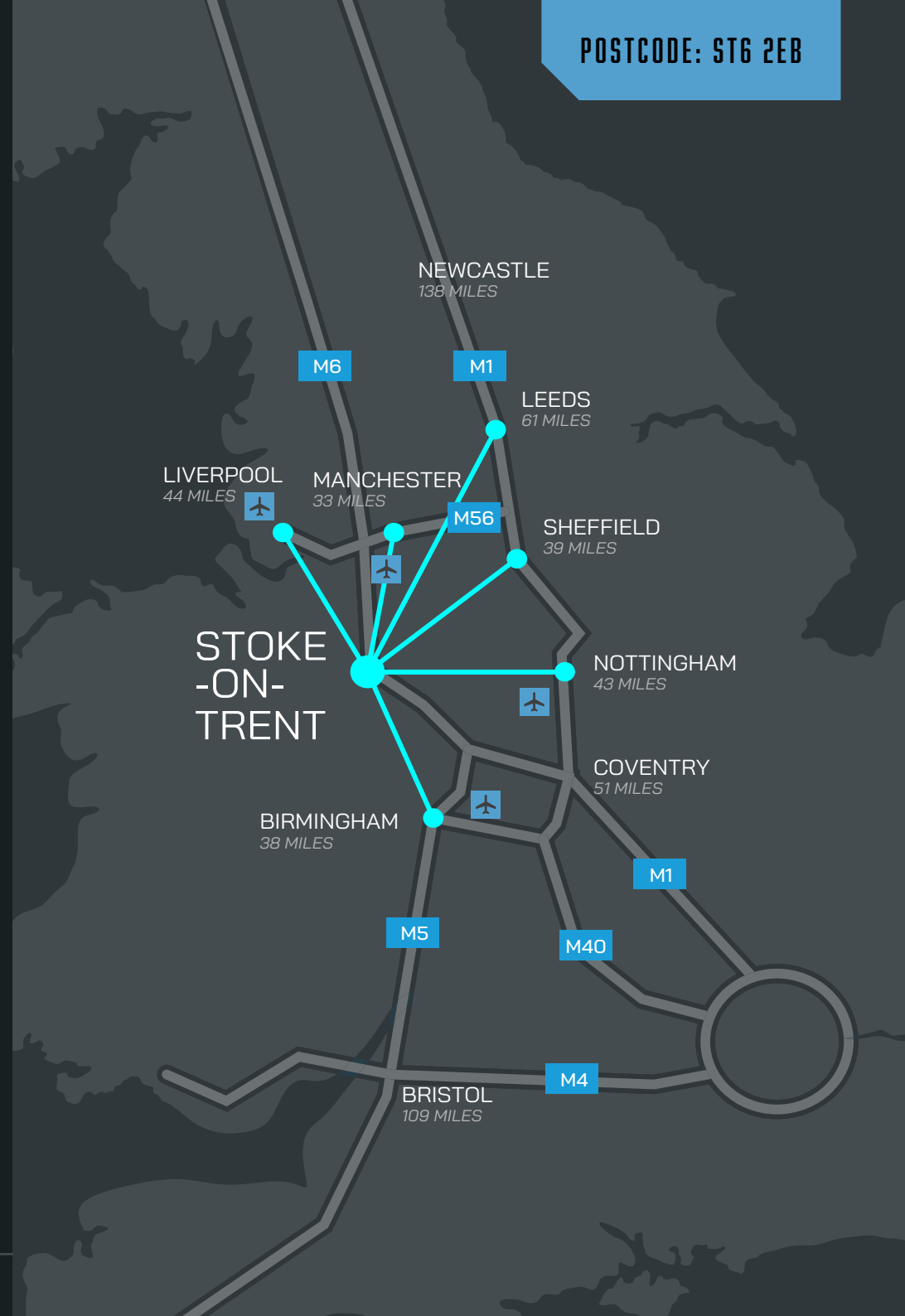
LOCATION

Sneyd Hill Industrial Estate is located in Burslem and accessed from Sandbach Road via two entrances. Existing occupiers include Screwfix, City Plumbing, GT Paper and Packaging, Eyre & Elliston Ltd, Sunbelt Rentals, Alliance Automotive and Open Space Concepts.

Burslem is one of the 5 towns of Stoke-on-Trent with Hanley City Centre within 2 miles. The main dual carriageway A500 (D Road) is within close proximity (3 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).



POSTCODE: ST6 2EB



UNITS A2-A4

The premises comprise of warehouse units constructed of portal frame and part brick and part clad construction.



5.4M EAVES HEIGHT



LED LIGHTING



REAR SELF-CONTAINED YARD



FRONT AND REAR LOADING ACCESS



OFFICES TO THE FRONT



WC'S AND KITCHEN AREAS



ALLOCATED ONSITE PARKING



EPC - TO BE REASSESSED
FOLLOWING WORKS MINIMUM C
RATING ANTICIPATED



	Sq M	Sq Ft
Unit A2		
Warehouse	423.6	4,560
Office	56	603
Total	479.6	5,163
Unit A3		
Warehouse	276.2	2,973
Office	55	594
Total	331.2	3,567
Unit A4		
Warehouse	282.7	3,043
Office	55	594
Total	337.7	3,637
Total (GIA)	1,148.9	12,367

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£100,000 per annum +VAT

RATING ASSESSMENT

Rateable Value - £37,750 (2023 Listing).

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

UNIT B4

The premises comprise a refurbished warehouse unit constructed of portal frame and part brick and part clad construction.



5.2M EAVES HEIGHT



LED LIGHTING



REAR SELF-CONTAINED YARD



FRONT AND REAR LOADING ACCESS



OFFICES TO THE FRONT AND REAR



WC'S AND KITCHEN AREAS



ALLOCATED ONSITE PARKING



EPC - B (39)



UNIT B4

	Sq M	Sq Ft
Warehouse	413.9	4,455
Office	55.9	602
Total (GIA)	469	5,057

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£39,500 +VAT per annum

RATING ASSESSMENT

£20,000 (2023 listing)

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

UNIT C3

The premises comprise a refurbished warehouse unit constructed of portal frame and part brick and part clad construction.



LOCATED NEXT TO NATIONAL
TRADE COUNTER OCCUPIER,
SCREWFIX



5.2M EAVES HEIGHT



LED LIGHTING



OFFICES TO THE FRONT



WC'S AND KITCHEN AREAS



ALLOCATED ONSITE PARKING



EPC - B (44)

	Sq M	Sq Ft
Warehouse	376.5	4,052
Office	56.5	608
Total (GIA)	433	4,660



TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£36,500 +VAT per annum

RATING ASSESSMENT

£17,750 (2023 listing)

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

SNEYD HILL INDUSTRIAL ESTATE

BURSLEM, STOKE ON TRENT, ST6 2EB

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if 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 levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

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

01782 202 294

becky@mounseysurveyors.co.uk



ANDREW GROVES

07966 263 287

andrew.groves@harrislamb.com

MIKE BURR

07827 342 460

mike.burr@harrislamb.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 08/25