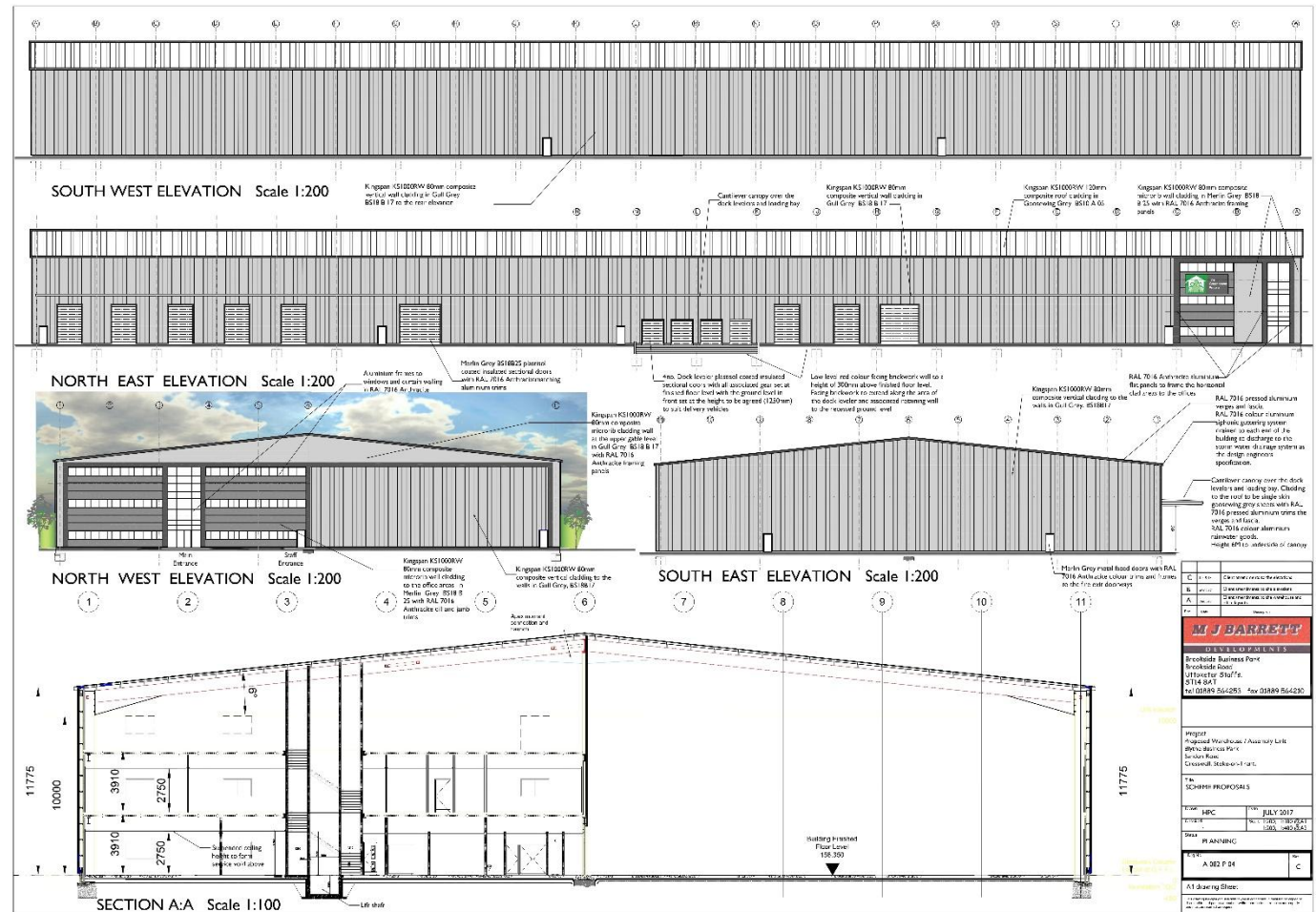


# ALL ENQUIRIES

## INDUSTRIAL DEVELOPMENT OPPORTUNITY

BLYTHE PARK, SANDON ROAD, CRESSWELL, STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD



# INDUSTRIAL DEVELOPMENT LAND

BLYTHE PARK, SANDON ROAD, CRESSWELL,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD



## LOCATION

Blythe Business Park is conveniently located near to Blythe Bridge with excellent road links to the major routes:

- A50, 2.1 miles
- A500, 8 miles
- M6 J15, 10 miles

Blythe Bridge train station is approximately 2.8 miles and is on the Crewe to Derby line stopping at Stoke-on-Trent.

## DESCRIPTION

Detailed consent granted and activated for 10,600 Sqm of warehouse unit on 6.8 acres.  
Planning ref SMD/2017/0722

## Property highlights

- 4 dock levellers
- 2 roller shutters
- Eaves height 11.75m
- GIA 10,600 Sqm (114,097 Sqft)
- Offices of 878.86 Sqm (9,460 Sqft)
- 64 parking spaces
- Balancing pond
- Secure perimeter fencing
- Use class B2 (General Industrial)
- Planning activated



# INDUSTRIAL DEVELOPMENT LAND

BLYTHE PARK, SANDON ROAD, CRESSWELL,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD

## PRICE / RENT

Upon application.

## PLANNING

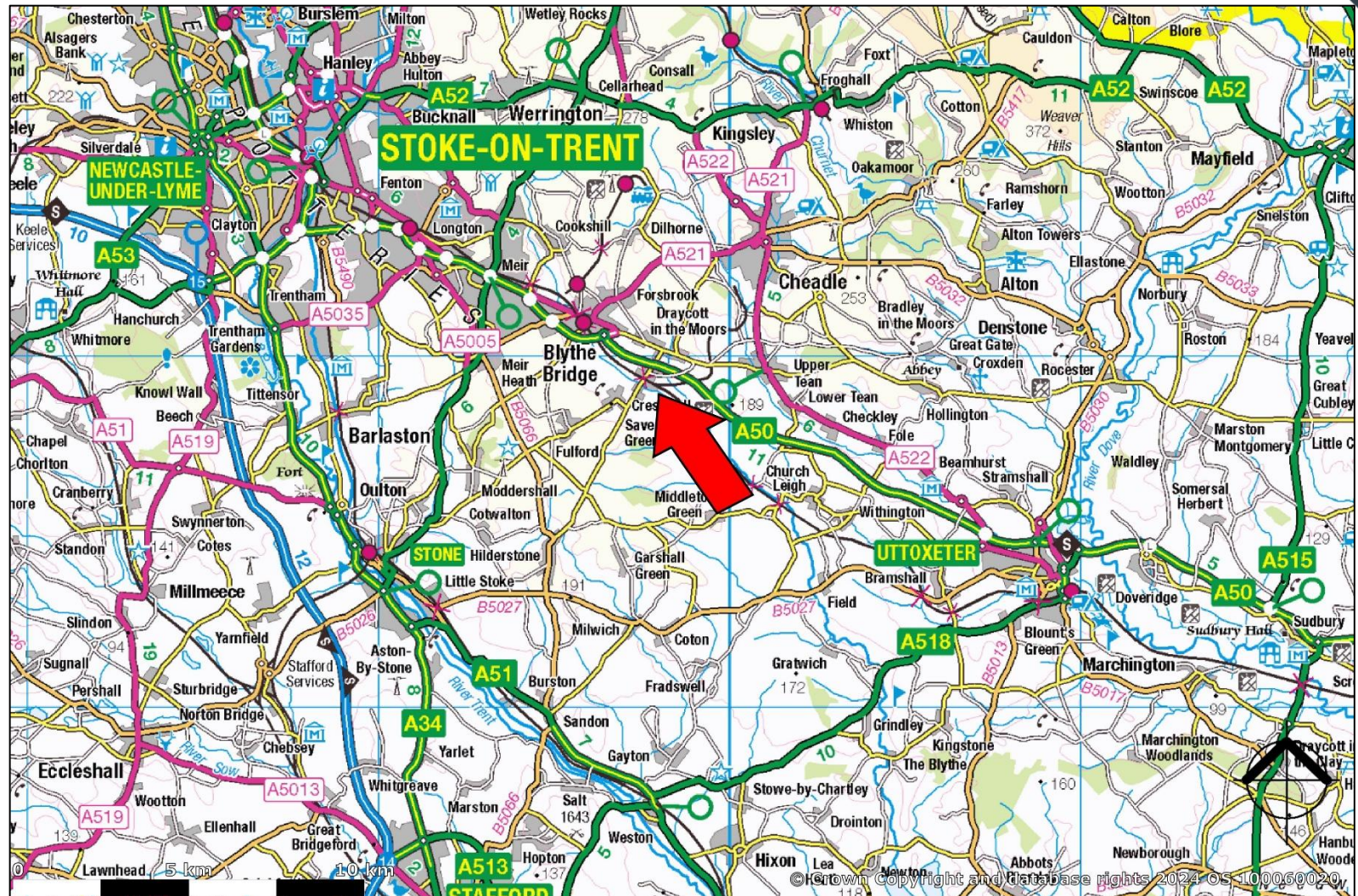
Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

## TENURE

Freehold or design & build option.

## VAT

All prices are quoted exclusive of VAT which is applicable.





# INDUSTRIAL DEVELOPMENT LAND

BLYTHE PARK, SANDON ROAD, CRESSWELL,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

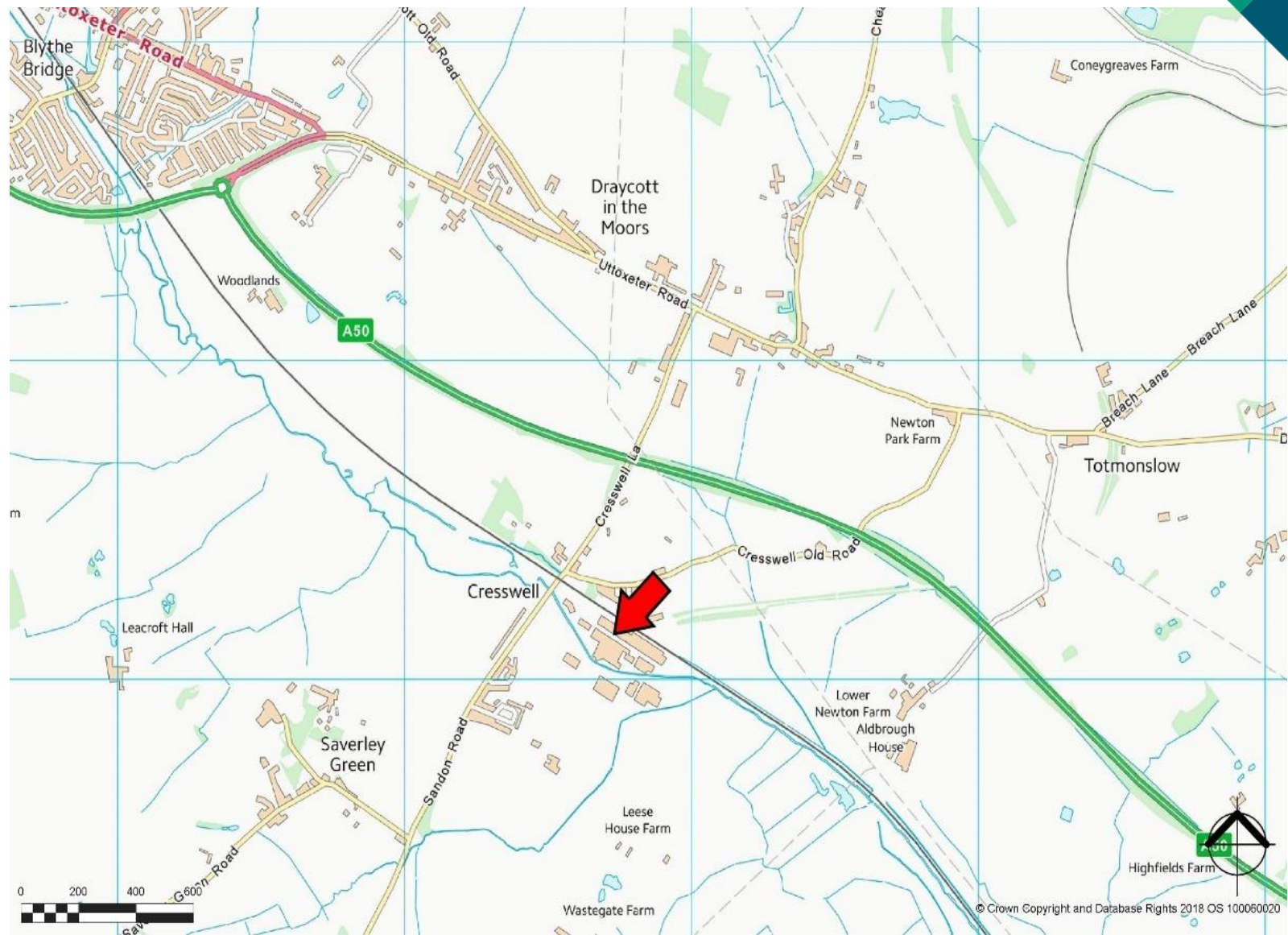
## CONTACT

**Rob Stevenson**

T: 01782 202294

[rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

# 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.