

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31 PARSONAGE STREET, TUNSTALL, STOKE-ON-TRENT, ST6 5HL



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

T - 01782 202294

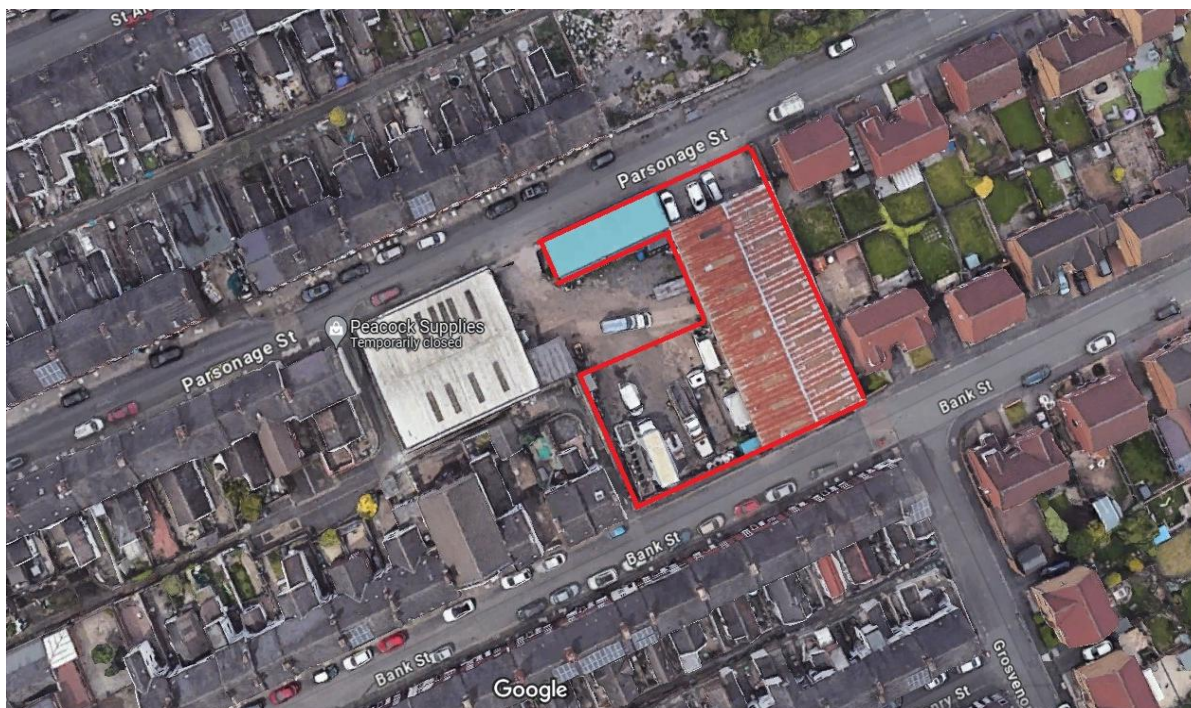
[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





# INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31 PARSONAGE STREET, TUNSTALL,  
STOKE-ON-TRENT, ST6 5HL



## LOCATION

The subject property is situated on Parsonage Street, accessed from High Street or Summerbank Road, approximately half mile from Reginald Mitchell Way and two miles from the A500 'D' road.

## DESCRIPTION

The unit is a rectangular warehouse with parking and roller shutter to the front elevation, under a metal clad roof and eaves height of 4.2m. Internally, the unit has a two storey section providing ground floor stores, kitchen and WCs, with first floor offices. The unit also benefits from a 3 phase electric supply and mains water, gas has been disconnected.

Adjoining is a single storey office building with a range of offices, kitchen, WC and shower.

The premise benefits from a section of the shared yard, accessed via the black gates, extending to approximately 420 sqm and shown edged red.

*Vehicle repair/maintenance uses will be considered, subject to terms.*



ACCOMMODATION	SQ M	SQ FT
Warehouse ground floor	555.62	5,981
First floor offices/stores	123.69	1,331
Single storey offices	96.85	1,042
<b>Total GIA</b>	<b>776.16</b>	<b>8,354</b>



# INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31 PARSONAGE STREET, TUNSTALL,  
STOKE-ON-TRENT, ST6 5HL

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will include for a service charge in connection with any shared services.

## RENT

£32,000 per annum.

## EPC

E-110

## RATING ASSESSMENT

The rateable value in the 2023 listing is £22,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## SERVICES

The premises have three phase electric and water connected. Gas is not connected. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





# INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31 PARSONAGE STREET,  
TUNSTALL, STOKE-ON-TRENT, ST6 5HL

## LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the Lease.

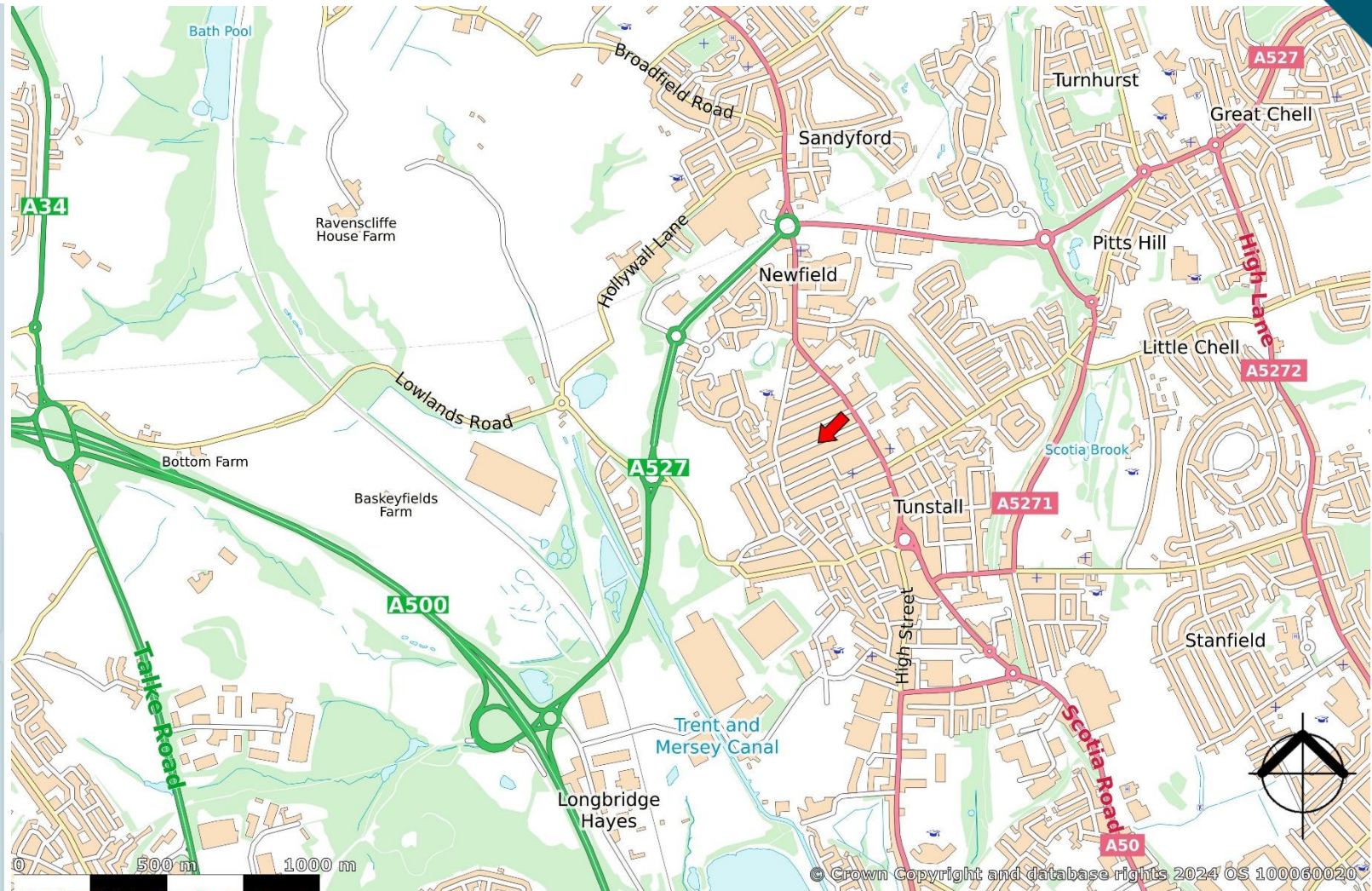
## CONTACT

**Rob Stevenson**

**T:** 01782 202294

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

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



© Crown Copyright and database rights 2024 OS 100060020

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:

- i) 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.
- ii) 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.
- iii) 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
- iv) all rentals and prices are quoted exclusive of VAT.
- v) 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.