

TO LET

ROADSIDE NEW BUILD INDUSTRIAL / TRADE COUNTER UNIT – UNDER CONSTRUCTION
UNIT 6, THE METAL YARD, HARTSHILL ROAD, STOKE ON TRENT, ST4 6AF



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mounseysurveyors.co.uk



ROADSIDE NEW BUILD INDUSTRIAL / TRADE COUNTER UNIT

UNIT 6 THE METAL YARD, HARTSHILL ROAD, STOKE ON TRENT, ST4 6AF

LOCATION

The new development is located on Hartshill Road (A52). Stoke Old Road provides additional access from the rear of the site. Unit 6 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

Unit 6 offers a unit of portal frame and profile clad construction. The unit will be of shell finish with electric, drainage and water connection and will, when completed, offer;

- 2x Electric Roller Shutter Loading Doors
- Onsite Parking
- Glazed Entrance
- Large Roadside Glazed Frontage

ACCOMMODATION

Gross Internal Area – 6,259 sq ft (581 sq m)

RENT

£56,250

TENURE

Available on a full repairing and insuring basis on lease terms to be agreed.

RATING ASSESSMENT

The unit's rateable value will be assessed upon completion of the construction.

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

ENERGY PERFORMANCE CERTIFICATE

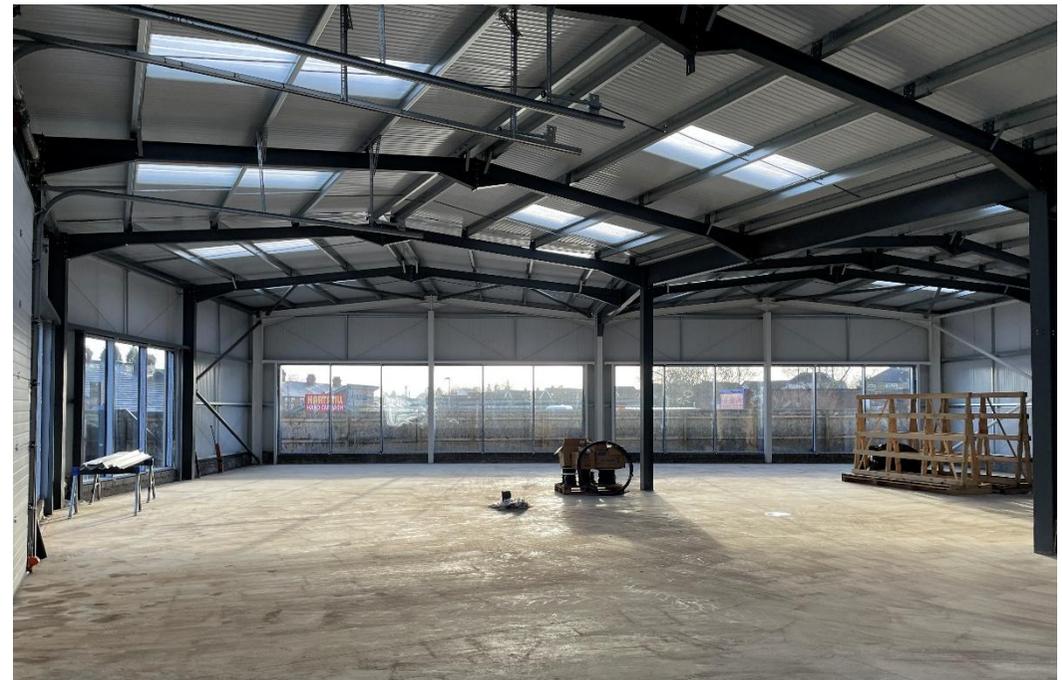
EPC ratings are to be supplied upon completion of the development. EPC is anticipated to be above a C rating.

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.

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.



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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

T: 01782 202294 E:

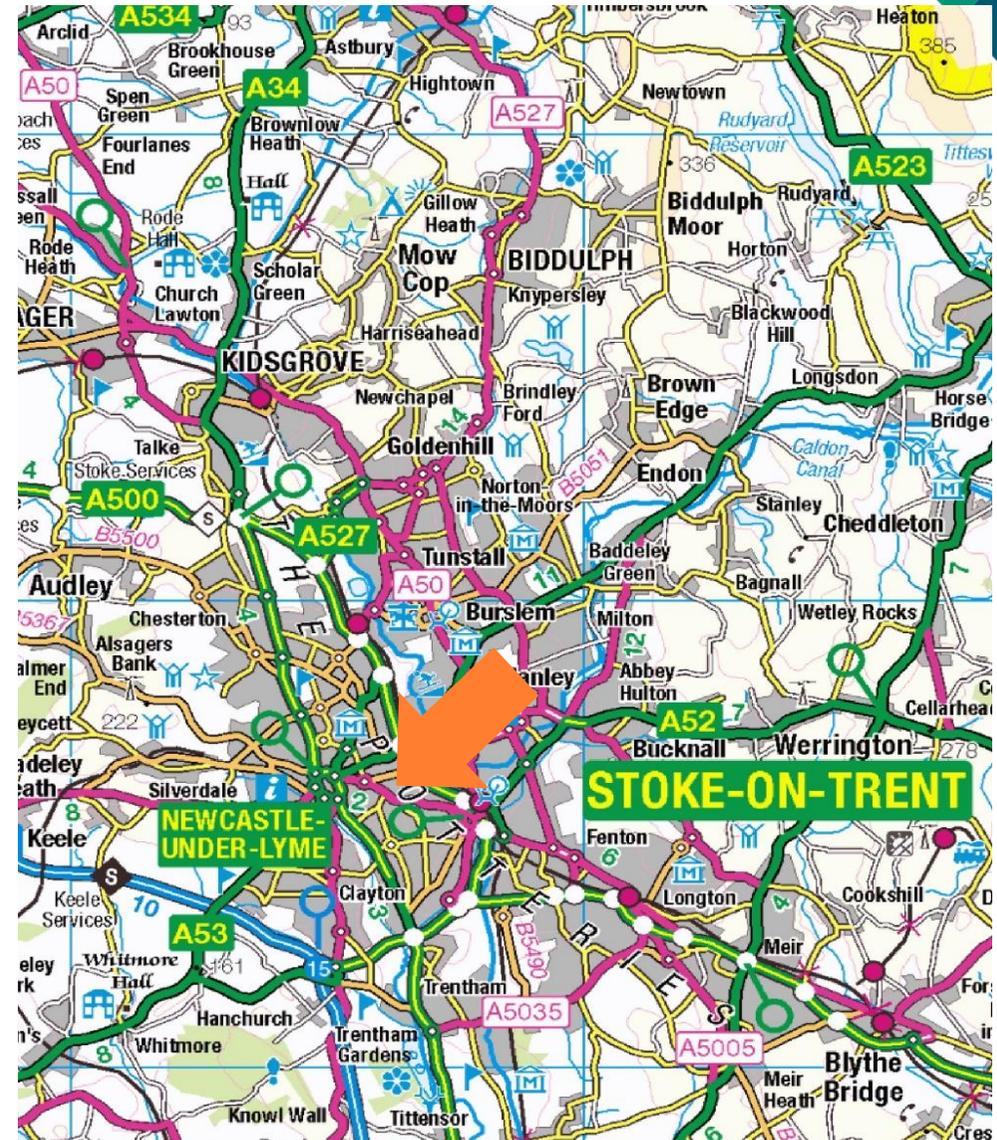
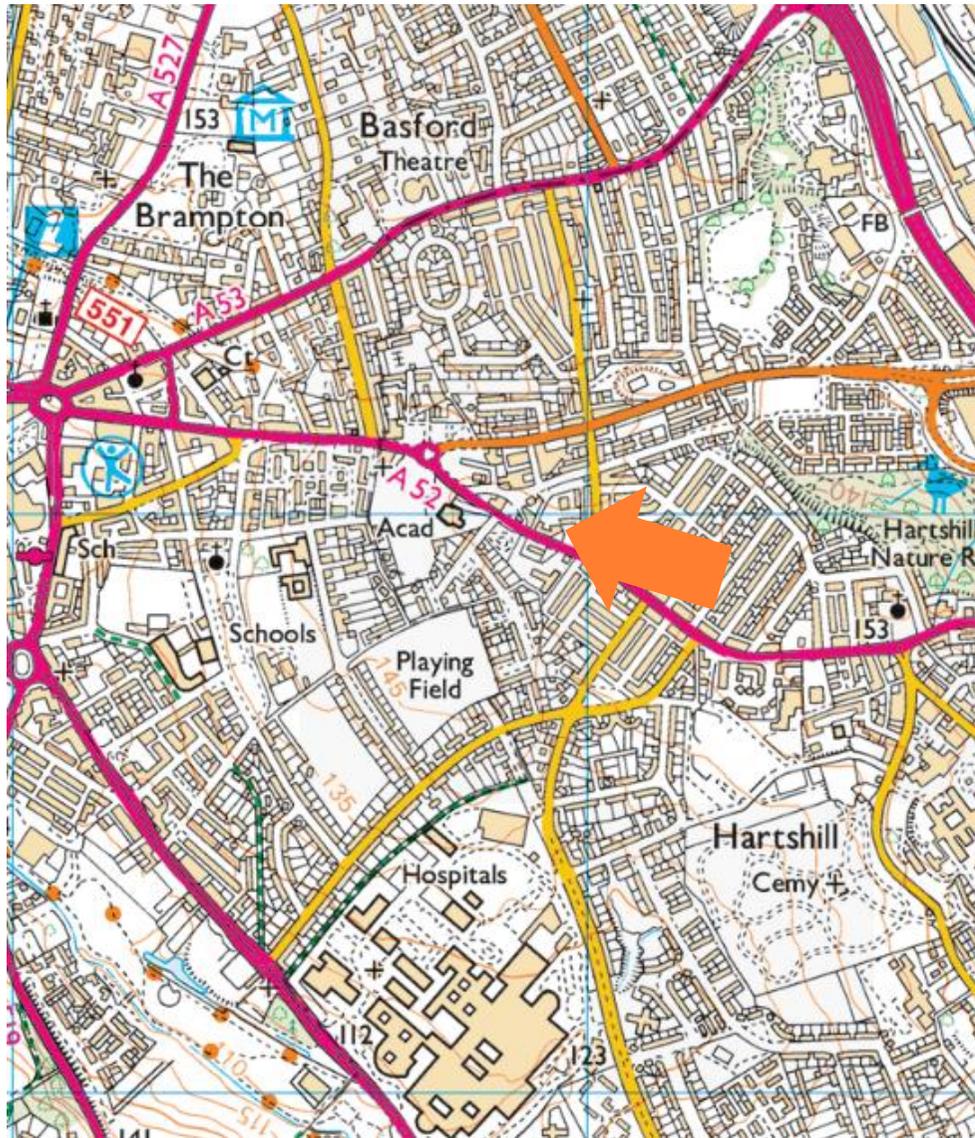
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Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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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.

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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.