

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 11 RAILWAY ENTERPRISE CENTRE, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 7SH



Contact Harry Mounsey: harry@mounseysurveyors.co.uk

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LOCATION

The property is situated on the popular and established Railway Enterprise Centre off Shelton New Road in Stoke-on-Trent. Railway Enterprise Centre consists of a multi-let commercial estate with onsite management.

The estate benefits from excellent road links being located a short distance from the A500 dual carriageway which provides access to the local and regional road network.

DESCRIPTION

The property comprises of a mid-terrace workspace unit of steel frame and masonry construction beneath a pitched steel profile clad roof surface incorporating sky lights. The building is accessed for loading via a manual roller shutter door off a loading forecourt and briefly benefits from the following:

- Concrete Floor
- Pedestrian Access
- Allocated car parking / loading area
- Secure Estate

TENURE

The property is available by way of a new lease on terms to be agreed.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	52.55	566

RENT

£6,725 plus VAT per annum.

EPC

Pending.

RATING ASSESSMENT

The Rateable Value listed in the 2026 list is £4,100. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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 are quoted exclusive of VAT which may be applicable.

SERVICES

Electric and water services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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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

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



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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.



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



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