

TO LET

INDUSTRIAL / WAREHOUSE PREMISES WITH SHOWROOM/TRADECOUNTER AND LARGE YARD

PLANTATION ROAD, NEWSTEAD INDUSTRIAL ESTATE, STOKE ON TRENT, ST4 8HX



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STOKE ON TRENT

LOCATION

Plantation Road forms part of Newstead Industrial Estate in Trentham, Stoke on Trent. Trentham Road provides direct access to the A50 via Stanley Matthews Way (1.5miles), A500 (2miles) to the North and A34 to the West (1.5miles). The A500 provides links to the further Towns of Stoke on Trent and Newcastle under Lyme whilst the A50 links to Uttoxeter and Staffordshire Moorlands.

The premises sit approx.. 4 miles from Junction 15 M6 Motorway providing further connections to Manchester and Birmingham.

DESCRIPTION

The property is of portal frame construction with part brick and part clad elevations which has been redecorated throughout. Bay 1 shown on the plans hashed in red is occupied. The available space benefits from;

Fully Glazed Ground Floor Showroom/Trade Counter	First Floor Offices	LED Lighting	WCs and Kitchen
5.2m Eaves Height	Front and rear loading	3 Roller Shutter Doors	Allocated yard space is available

Externally there is a large yard that is double gated, secure with palisade fenced perimeter, provides 360 access and is suitable for storage and/or ample vehicle parking.

TENURE

The property is available to lease on a new full repairing and insuring lease.

RENT

£60,750 +VAT per annum

RATING ASSESSMENT

The premises are currently assessed with an adjoining property which requires reassessment. Further enquiries are to be made with Stoke on Trent City Council 01782 234234.



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Accommodation	SQ M	SQ FT
Warehouse Bay 1 – LET	LET	LET
Warehouse Bay 2	597.9	6,436
Ground Floor Showroom	151.7	1,633
First Floor Office	151.7	1,633
Available Gross Internal Area	901.3	9,702
Site Area	1.27 Acres	0.51 Hectares

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (52)

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.

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

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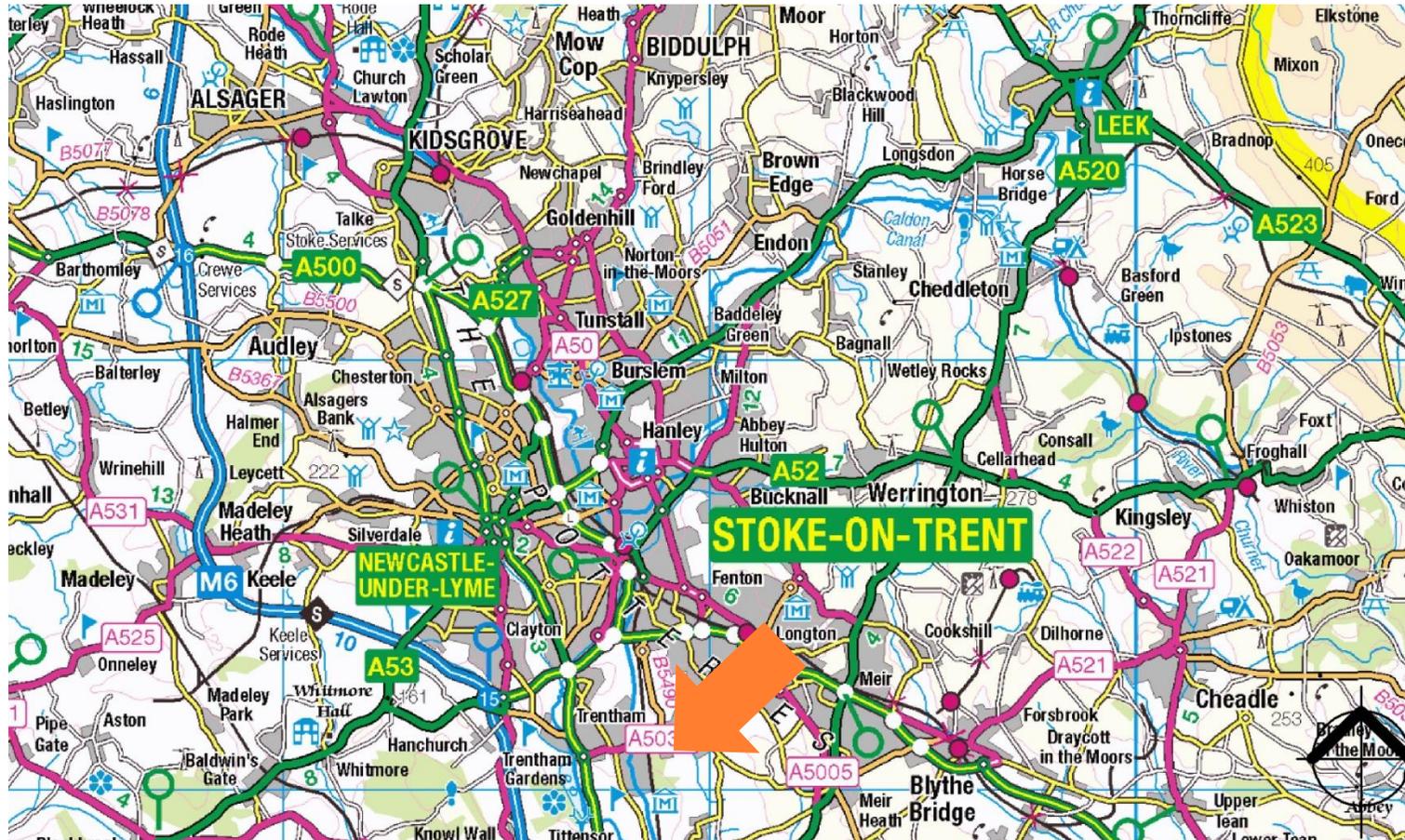
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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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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Residential Survey and Valuation

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