TO LET DUE TO RELOCATION

HAULAGE YARD, WORKSHOP AND OFFICES

SANDBACH ROAD, STOKE-ON-TRENT, ST6 2DR

mounsey
CHARTERED SURVEYORS



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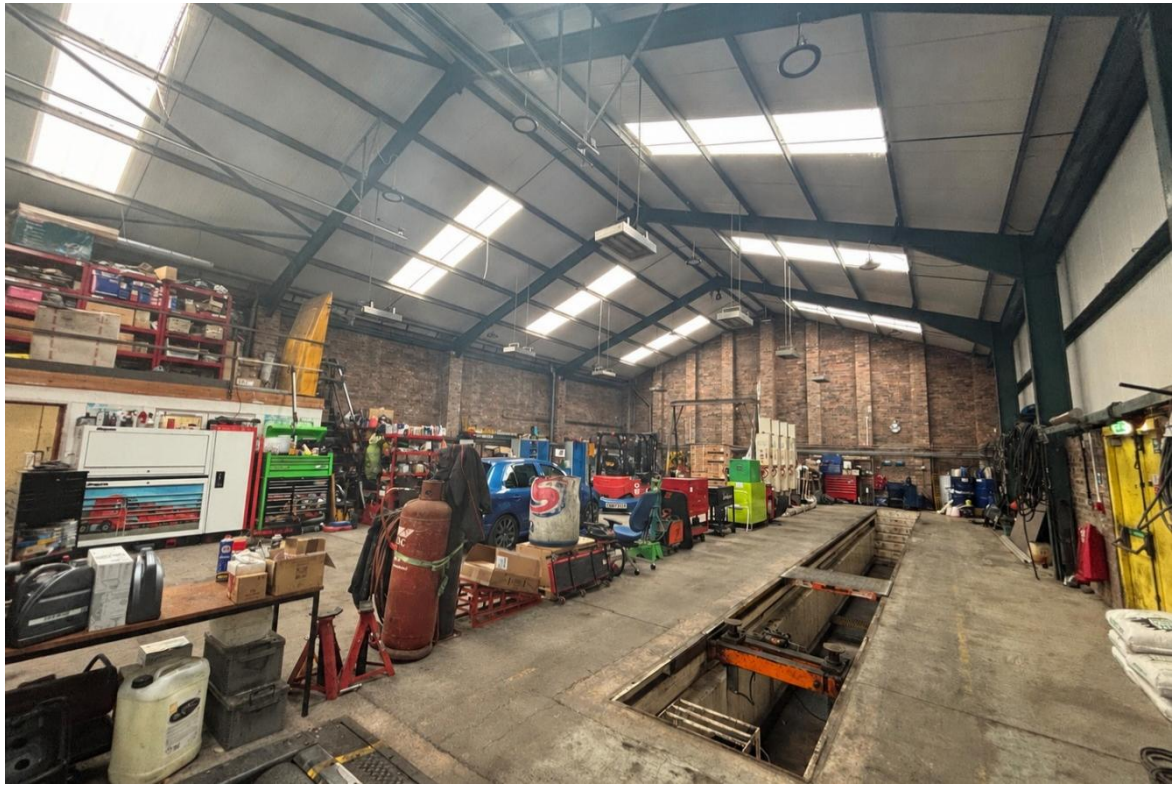
INDUSTRIAL PREMISES AND LARGE CONCRETE YARD

HAULAGE YARD AT SANDBACH ROAD, STOKE-ON-TRENT, ST6 2DR







LOCATION

The property is located on Sandbach Road (A534), in Cobridge Stoke-on-Trent. Sandbach Road is well connected being accessible from Leek New Road (A34) to the south and Sneyd Hill to the north. The A500 dual carriageway is approximately 1.9 miles distant, the A50 dual carriageway is approximately 4.6 miles distant with Junction 15 and 16 of the M6 being 6.7 and 7.7 miles respectively.

DESCRIPTION

The property is a haulage transport yard with an industrial unit of brick and steel portal frame construction beneath a pitched, metal clad roof incorporating rooflights and two electric roller shutters. Adjoining the warehouse are single-storey, mono pitched offices incorporating a kitchen and WCs. Both buildings benefit from LED lighting throughout and photovoltaic panels, with the offices additionally benefiting from air conditioning.

The property briefly benefits from the following specification:

- Total site area 1.12 acres
- Predominantly concrete surfaced yard
- Perimeter fencing with barrier access and secondary gates
- Site CCTV system
- Inspection pit within the warehouse
- Eaves height of 5.21m and 7.67m to haunch
- Largest roller shutter 5m x 4.1m (H x W)
- Smaller roller shutter 4.4m x 3.9m (H x W)

ACCOMMODATION	SQ M	SQ FT
Warehouse	300.10	3,230
Offices	60.56	652
Total	**360.66**	**3,882**

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TENURE

Available from March/April 2027. Interested parties should have an established background and the property is available on a new full repairing and insuring lease for a term to be agreed. The lease may be excluded from the Landlord & Tenant Act 1954.

RENT

£90,000 per annum plus VAT.

RATING ASSESSMENT

The building has a rateable value of £26,000 in the 2026 listing. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council)

PLANNING

Planning was granted in January 2013 for Use Class Sui Generis, haulage transport yard and ancillary uses. Interested parties are advised to make enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

Mains electric and water are believed to be connected to the property but have not been tested by the agent. We understand the central heating system is fuelled by oil. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.







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EPC

Rating B-37, expires November 2036.

LEGAL COSTS

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

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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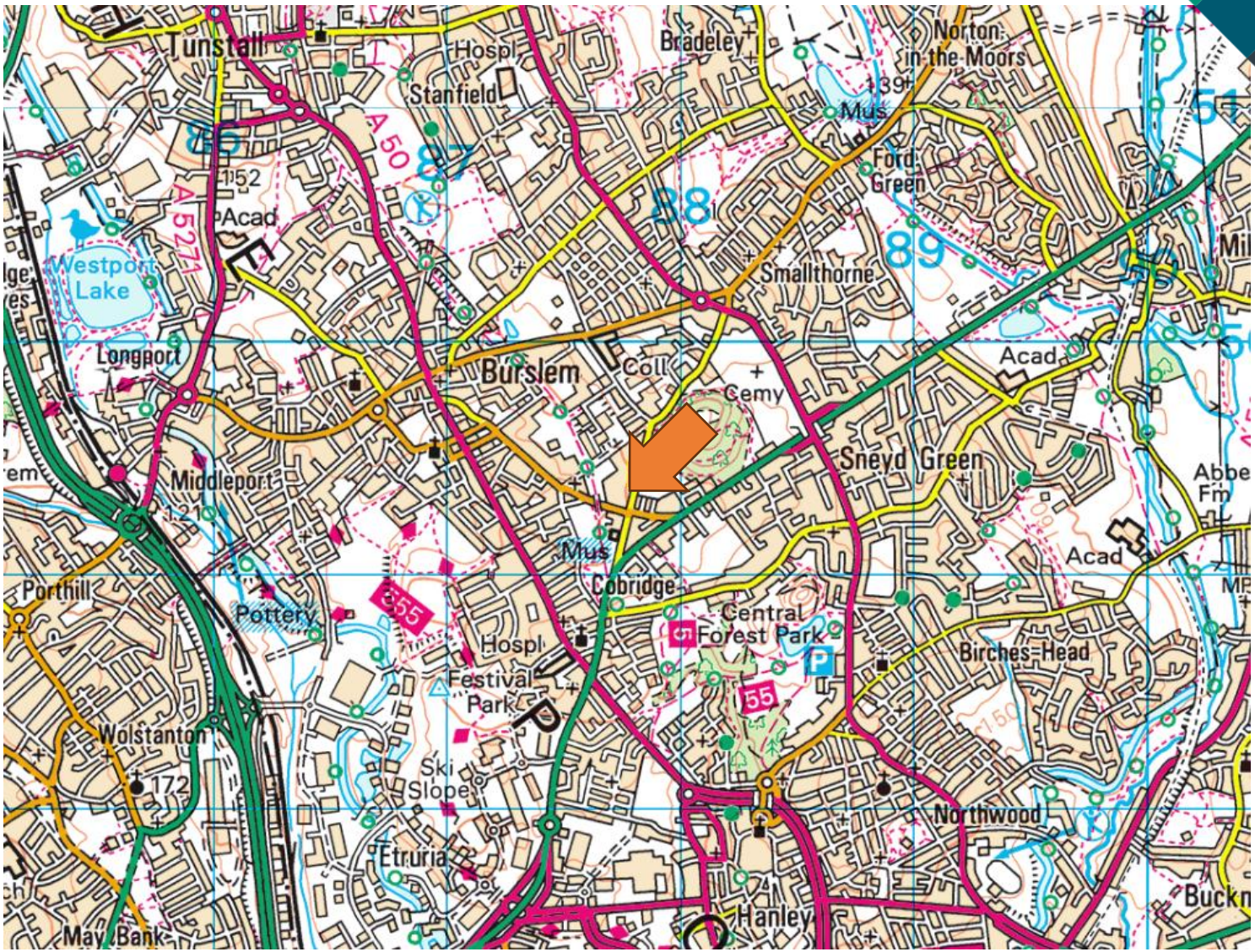

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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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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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.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

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