

TO LET

MODERN INDUSTRIAL / WAREHOUSE PREMISES

CHEMICAL LANE, LONGBRIDGE HAYES, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 4QZ



Contact James Craine - james@mounseysurveyors.co.uk

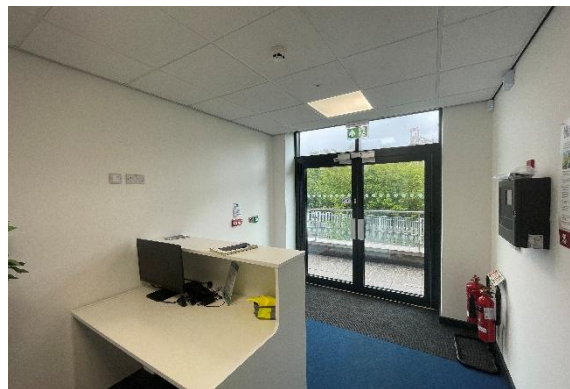
T - 01782 202294

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LOCATION

The property is located on Longbridge Hayes Road, an established commercial location benefitting from excellent road links. The A500 dual carriageway which provides direct access to both Junctions 15 & 16 of the M6 motorway is located 0.5 miles distant with Junctions 15 and 16 located approximately 6.7 and 5.5 miles distant respectively.

DESCRIPTION

The property comprises a modern detached industrial premises which benefits from the following specification:

- Minimum eaves height of 6.50 meters maximum eaves height of 8.44 meters
- Allocated loading and vehicle parking
- 2 Electric surface roller shutter doors
- LED lighting
- Concrete floor
- Air conditioning in offices
- Electric heating

ACCOMMODATION	SQ M	SQ FT
Warehouse	724.64	7,800
Ground Floor Offices	293.10	3,155
First Floor Offices	154.99	1,668
Total	1,172.75	12,623

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TENURE

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

RENT

£70,000 per annum exclusive of VAT.

EPC

C-65, expiring February 2030.

RATING ASSESSMENT

The building has a rateable value of £93,500 in the 2026 listing. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council)

PLANNING

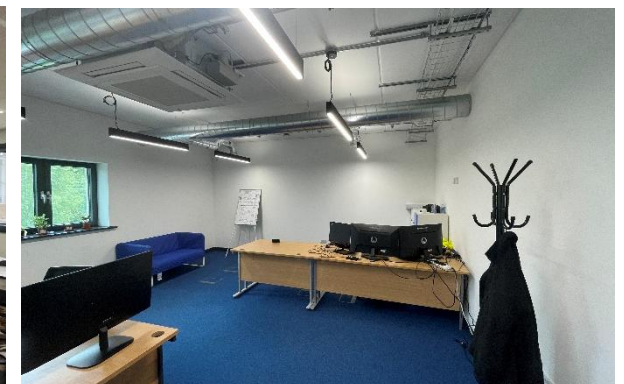
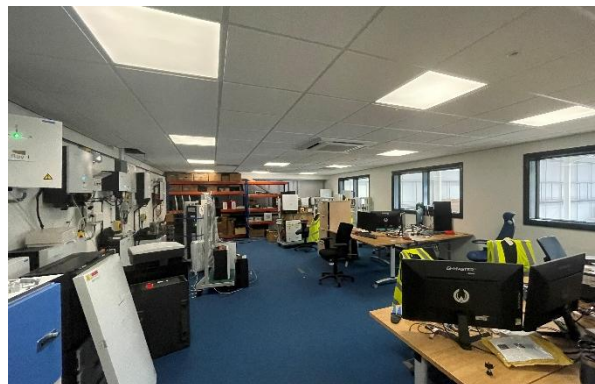
Interested parties are advised to make enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the shared external areas.

VAT

All prices and rent are quoted exclusive of VAT which is applicable.



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SERVICES

Mains electric, water and drainage are believed to be connected to the property but have not been tested by the agent. 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.

CONTACT

James Craine

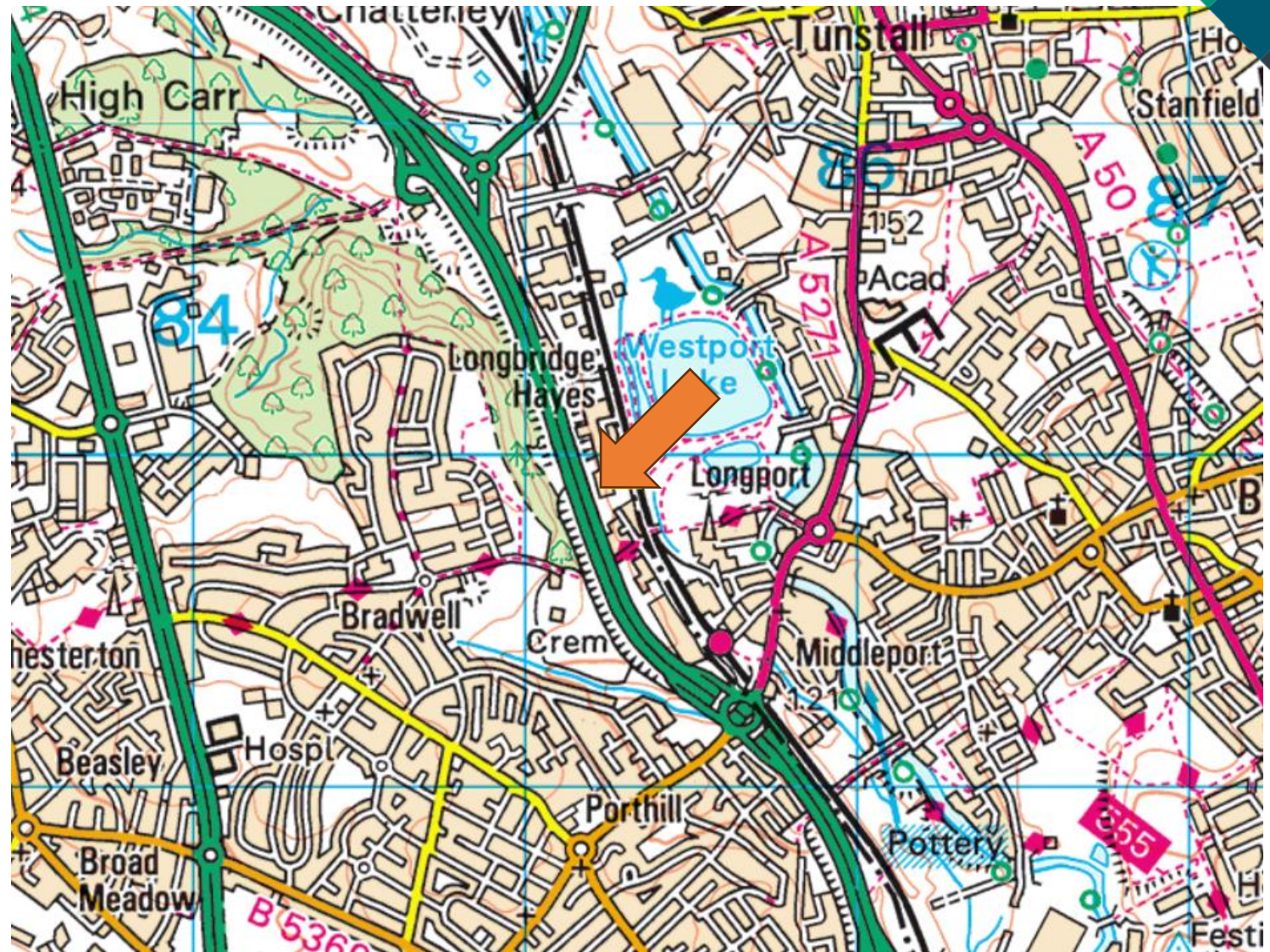
E: james@mounseysurveyors.co.uk

T: 01782 202294

Rob Stevenson

E: rob@mounseysurveyors.co.uk

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



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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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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.