

# TO LET

## LIGHT INDUSTRIAL/STORAGE PREMISES

PRINT ROOM AT CORE, NORMACOT ROAD, STOKE-ON-TRENT, ST3 1PR



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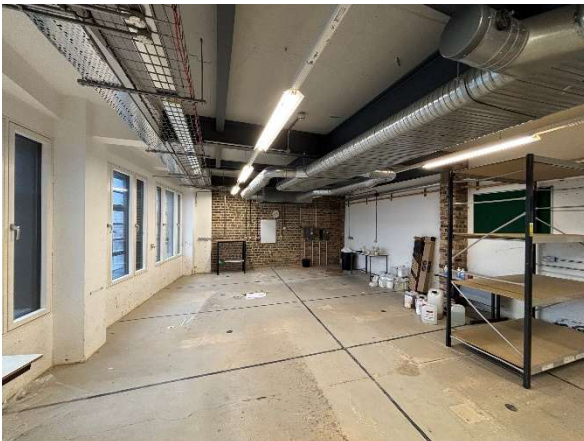
## LOCATION

CoRE (Centre of Refurbishment Excellence) is prominently situated on Normacot Road in Longton, offering excellent connectivity to the regional road network. The property benefits from its proximity to the A50 dual carriageway, which offers direct links across Stoke-on-Trent and leads to the A500 dual carriageway which is approximately 5 miles distant. The property is within walking distance of The Strand and Longton Exchange Shopping Centre whilst Phoenix Retail Park and the neighbouring Tesco Extra supermarket are approximately 1 mile distant.

## DESCRIPTION

The property comprises a light industrial/storage unit with a small office and staff facilities which forms part of CoRE, a business enterprise centre operated by Stoke-on-Trent City Council.

The property is accessed to the front via a double door entrance off a ramped access which leads from a generous yard and car parking area which is securely fenced and gated.



ACCOMMODATION	SQ M	SQ FT
Total GIA	306.83	3,303

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## RENT

£18,000 per annum (plus VAT, if applicable).

## SERVICE CHARGE

A service charge is levied to cover the maintenance of the external parts of the property. Further information is available from the agents.

## EPC

Pending.

## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority.

## PLANNING

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

## TENURE

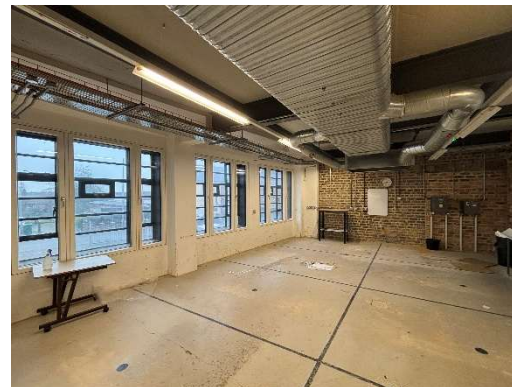
The property is available on a new internal repairing and insuring lease on terms to be agreed.

## VAT

All prices are quoted exclusive of VAT which may be applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



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## SERVICES

Electric and water 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.

## 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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# 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.