

TO LET

STORAGE PREMISES

UNIT 21E BLYTHE PARK, SANDON ROAD, CRESSWELL, STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



STORAGE UNIT

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LOCATION

Blythe Business Park is conveniently located near to Blythe Bridge with excellent road links to the major routes:

A50 – 2.1 miles A500 – 8 miles M6 J15 – 10 miles

Blythe Bridge train station is approximately 2.8 miles and is on the Crewe to Derby line stopping at Stoke-on-Trent.

DESCRIPTION - [Virtual Tour](#)

Blythe Park is a successful and well-regarded commercial location featuring a mixture of office and industrial accommodation. The estate has on site security and entry barriers. The property is a storage unit benefitting from:

- Roller shutter access
- 3-phase electric (not tested)
- 3m Height Clearance
- LED strip lighting
- Adjacent yard / parking area included.
- *Please note this is a storage unit and no welfare facilities are available.*

ACCOMMODATION	SQ M	SQ FT
GIA	173.10	1,863

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RENT

£11,000 per annum plus VAT.

ESTATE CHARGE & BUILDING INSURANCE

An estate charge is levied to cover upkeep and maintenance of the common areas and management thereof. Tenants will be recharged a fair proportion of the building insurance for the premises annually in advance. Further details available upon request.

EPC

D-84, expiring 1st August 2029.

RATING ASSESSMENT

The rating assessment in the VOA from 1st April 2026 will be £8,200, VOA link click here [Summary valuation - Valuation Office Agency - GOV.UK](#) and provides a calculator for rates payable. Interested parties may qualify for Small Business Rates Relief and should make their own enquiries with the local rating authority.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be excluded from the Landlord & Tenant Act.



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SERVICES

The premises has a 3 phase electric supply and water. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The incoming Tenant is responsible for the landlords reasonable legal costs for the preparation of the lease.

VAT

All prices are quoted exclusive of VAT which is applicable.

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.

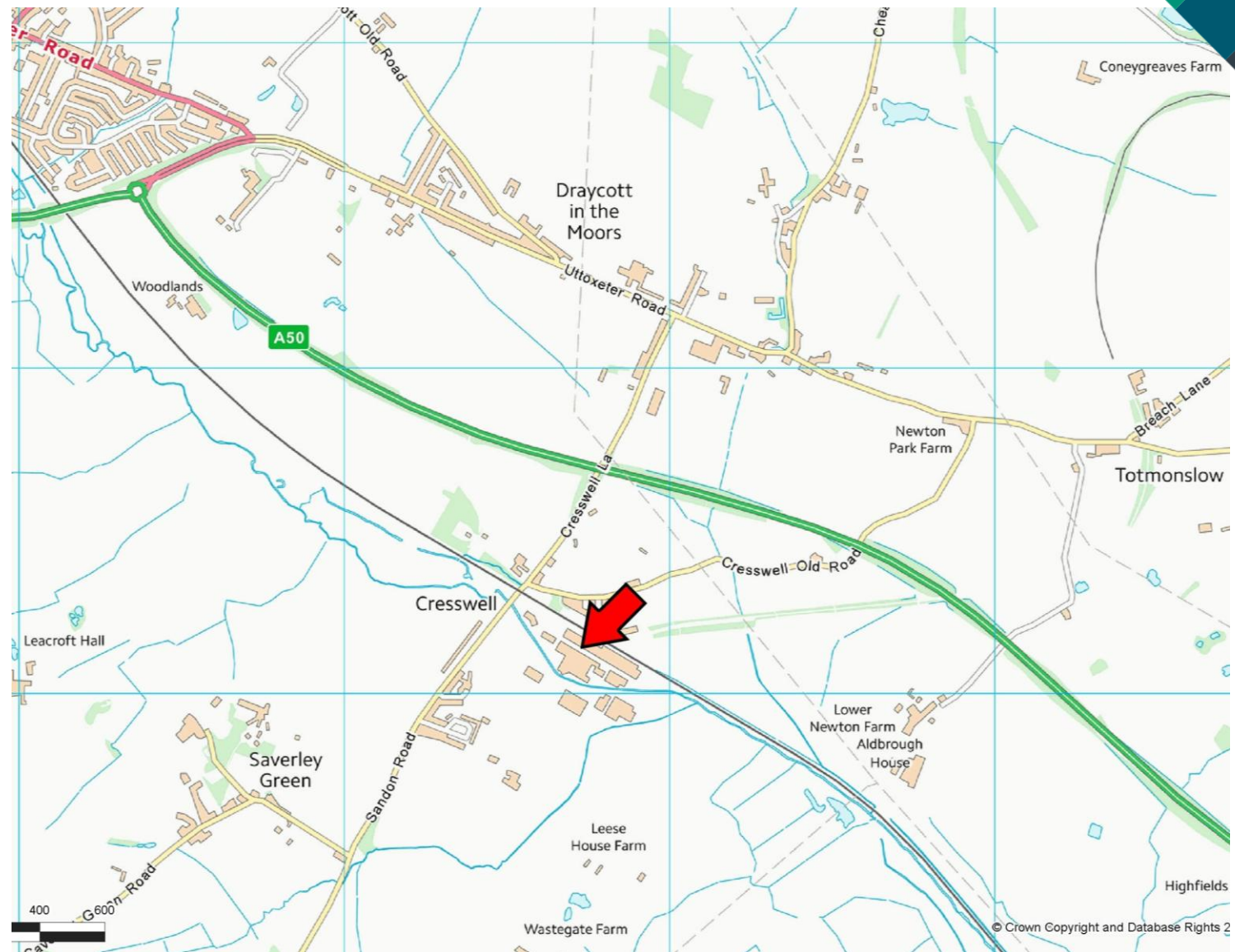
CONTACT

Rob Stevenson / Caine Savage

T: 01782 202294

rob@mounseysurveyors.co.uk

caine@mounseysurveyors.co.uk



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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.