

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 11 RAILWAY ENTERPRISE CENTRE, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 7SH



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SHELTON NEW ROAD, STOKE-ON-TRENT, ST4
7SH



LOCATION

The property is situated on the popular and established Railway Enterprise Centre off Shelton New Road in Stoke-on-Trent. Railway Enterprise Centre consists of a multi-let commercial estate with onsite management.

The estate benefits from excellent road links being located a short distance from the A500 dual carriageway which provides access to the local and regional road network.

DESCRIPTION

The property comprises of a mid-terrace workspace unit of steel frame and masonry construction beneath a pitched steel profile clad roof surface incorporating sky lights. The building is accessed for loading via a manual roller shutter which off a loading forecourt and briefly benefits from the following:

- Concrete Floor
- Pedestrian Access
- Allocated car parking / loading area
- Secure Estate
- WC

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	52.55	566

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RENT

£6,725 plus VAT per annum.

TENURE

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

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the external areas and common items of the estate.

EPC

The property has an EPC rating of E - 122.

RATING ASSESSMENT

The rating assessment in the VOA listing for April 2026 is £4,100. 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 their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

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



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VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party to bear their own legal costs for the preparation of the lease.

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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