

# TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 31a PARSONAGE STREET, TUNSTALL, STOKE-ON-TRENT, ST6 5HL



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

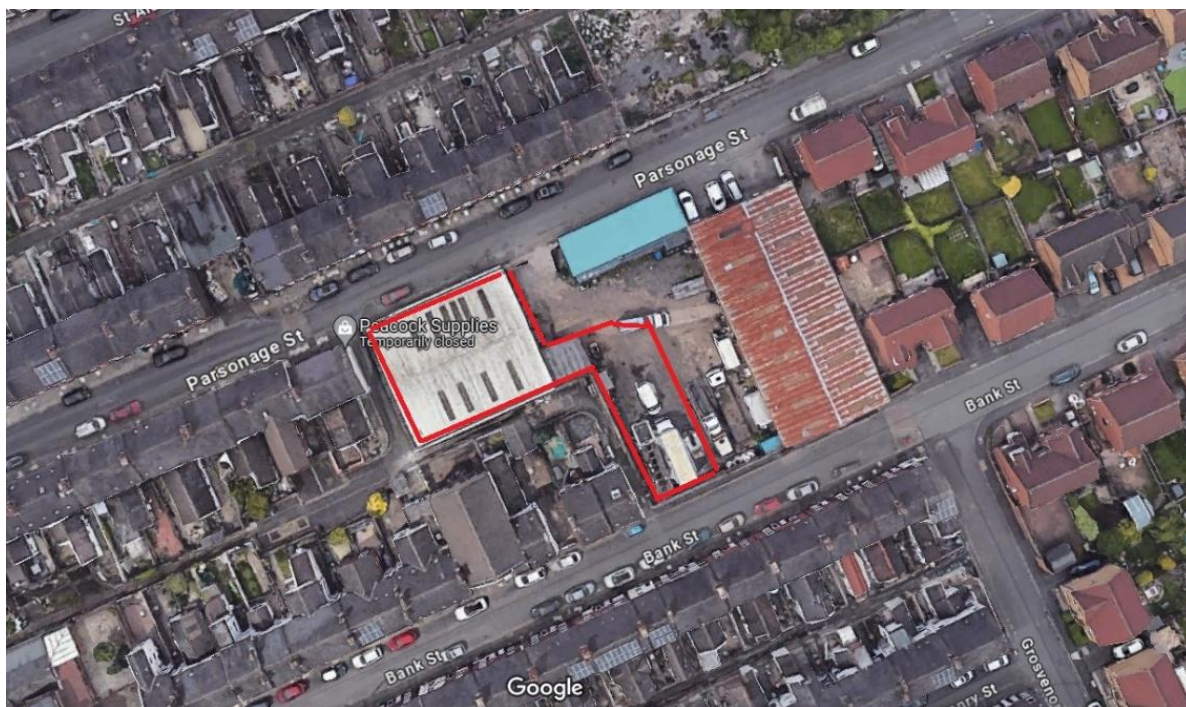
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## LOCATION

The subject property is situated on Parsonage Street, accessed from High Street or Summerbank Road, approximately half mile from Reginald Mitchell Way and two miles from the A500 'D' road.

## DESCRIPTION - [360 Tour Link](#)

The unit provides warehousing with a pedestrian access from the front and also off Parsonage Street. The rear of the warehouse offers storage with mezzanine stores/office. There are two further offices from the Parsonage Street access. The unit benefits includes:

- Eaves height of 4.4meters.
- Sliding door access.
- Metal roof with skylights.
- 3 phase electric supply.
- A right of way exists through the yard for the adjoining occupier.
- Offices & Wc facility.

*Vehicle repair/maintenance uses will be considered, subject to terms.*

ACCOMMODATION	SQ M	SQ FT
Warehouse	410.20	4,415
Offices	80.77	869
<b>Total</b>	<b>490.98</b>	<b>5,284</b>

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## TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will include for a service charge in connection with any shared services.

## RENT

£21,600 per annum.

## EPC

E-106

## RATING ASSESSMENT

The rateable value in the 2023 listing is £20,250. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

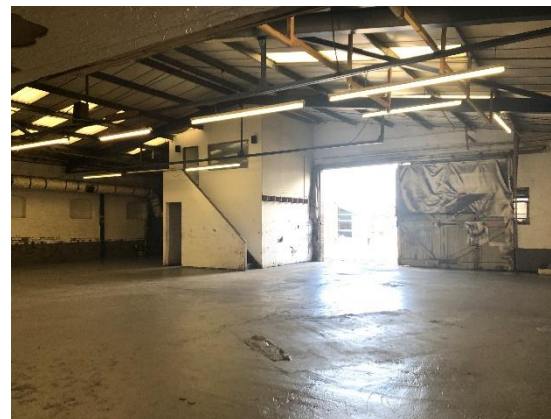
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## SERVICES

The premises have three phase electric and water connected. Gas is not connected. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the Lease.

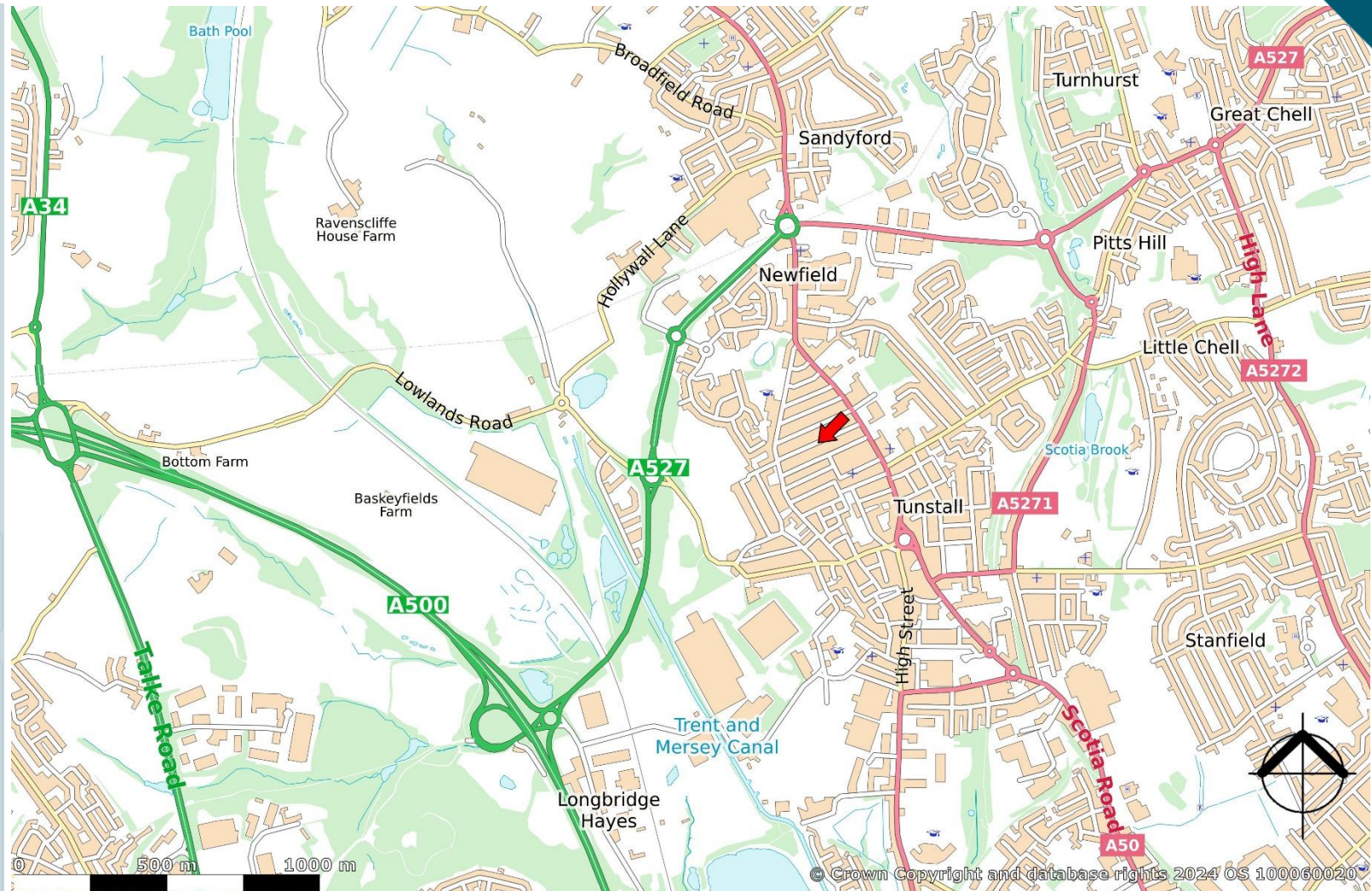
## CONTACT

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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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## 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.