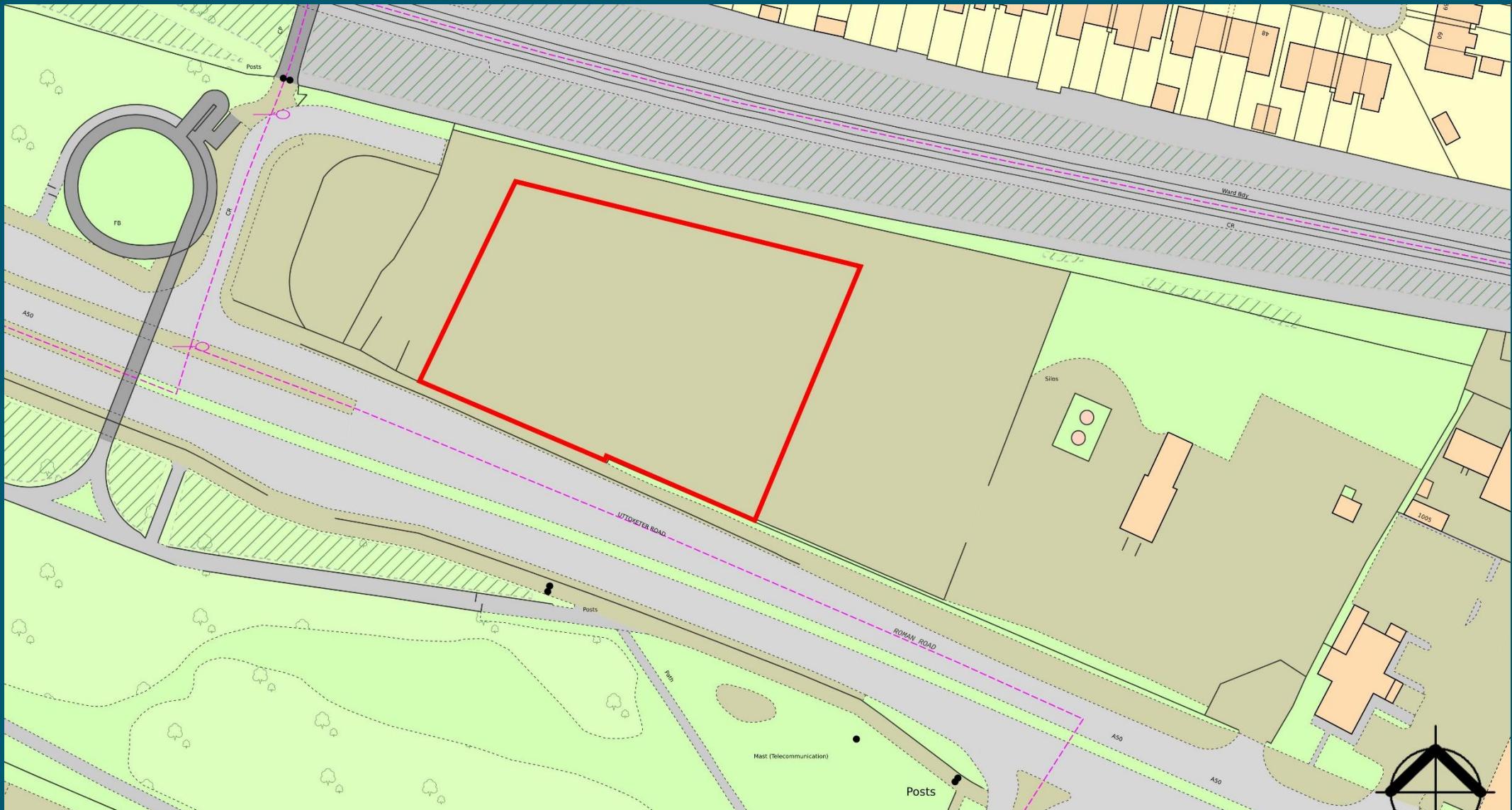


# TO LET

## SECURE STORAGE SITE

LAND OFF UTOXETER ROAD, STOKE-ON-TRENT, ST3 6AA



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

T - 01782 202294

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# SECURE STORAGE

LAND OFF UTTOXETER ROAD,  
STOKE-ON-TRENT, ST3 6AA



## LOCATION

The site is prominently located adjacent the A50 dual carriageway east, offering excellent links with major road links:

- M6 J15, 6 miles & J16 14 miles.
- Derby, 30 miles.
- M1 J24a, 43 miles.

To access the site, A50 east bound, take the slip road onto Uttoxeter Road before the Meir tunnel. West bound, exit onto Uttoxeter Road slip road before the Meir Tunnel and back onto the road east bound. On Uttoxeter Road east, turn left directly after the flyover.

## DESCRIPTION

The site has a shared access and estate road running along the north boundary and the site extends to approximately 1 acre. The site has perimeter fencing with a 4.5m void for an occupier to install their own gated access and a MOT Type 1 finish to a depth of 100mm. The Landlord will also be installing landscaping along the frontage.

Utilities are not currently connected to the site but may be made available, subject to terms.

The site is available on a new lease with all lease terms considered and the lease will be excluded from the Landlord & Tenant Act.

# SECURE STORAGE

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## RENT

Upon application and subject to terms.

## EPC

Not Applicable.

## RATING ASSESSMENT

To be assessed. 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 own enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

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

## SERVICES

Electric and water may be made available subject to further investigation and agreement of lease terms. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



# SECURE STORAGE

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## LEGAL COSTS

The ingoing tenant is responsible for providing a contribution towards the landlord's legal costs in relation to the transaction.

## 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**

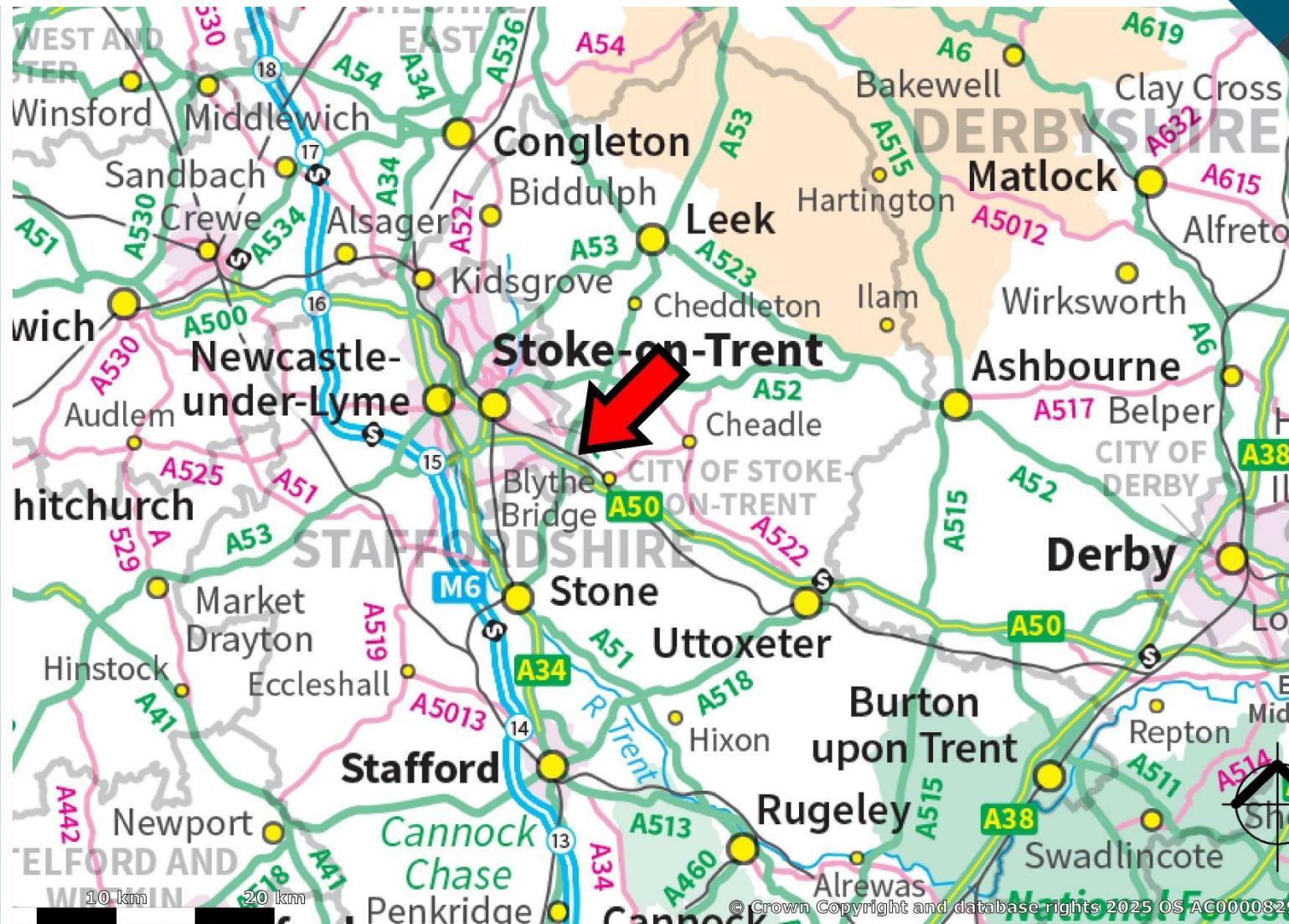
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Stoke-on-Trent, ST1 5PU



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- iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

# 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.