

# TO LET

OFFICE / STORAGE PREMISES

UNIT 23A, B & C NEWFIELD INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 5PD



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



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## LOCATION

The property is located on Newfield Industrial Estate which is an established mixed-use and well managed estate.

Newfield Industrial Estate is located off High Street in Tunstall and benefits from excellent road links being approximately 2 miles distant from the A500 Dual Carriageway with Junction 16 of the M6 Motorway located approximately 6 miles distant. Surrounding occupiers include Citywise, ISA and Grenville Engineering.

## DESCRIPTION

The property comprises of an office premises of masonry construction arranged over ground and floor which would be suitable as offices or storage space of light goods. The property briefly benefits from the following specification:

- Open plan and cellular office space
- Staff welfare facilities
- Gas central heating
- UPVC Double glazed windows
- Allocated car parking

ACCOMMODATION	SQ M	SQ FT
Ground Floor	361.48	3,891
First Floor	387.96	4,176
<b>Total</b>	<b>749.44</b>	<b>8,067</b>

## RENT

£18,250 per annum exclusive.

## SERVICE CHARGE

A service charge will be payable towards the upkeep and maintenance of the external areas and common areas. More information available upon request.

## EPC

E - 105.

## RATING ASSESSMENT

Pending. Interested parties are advised to make their own enquiries with 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).

## TENURE

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

## VAT

All prices are quoted exclusive of VAT which is applicable.

## SERVICES

Mains electric, gas and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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## LEGAL COSTS

Each party is responsible for their own legal and professional 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

**James Craine**

T: 01782 202294

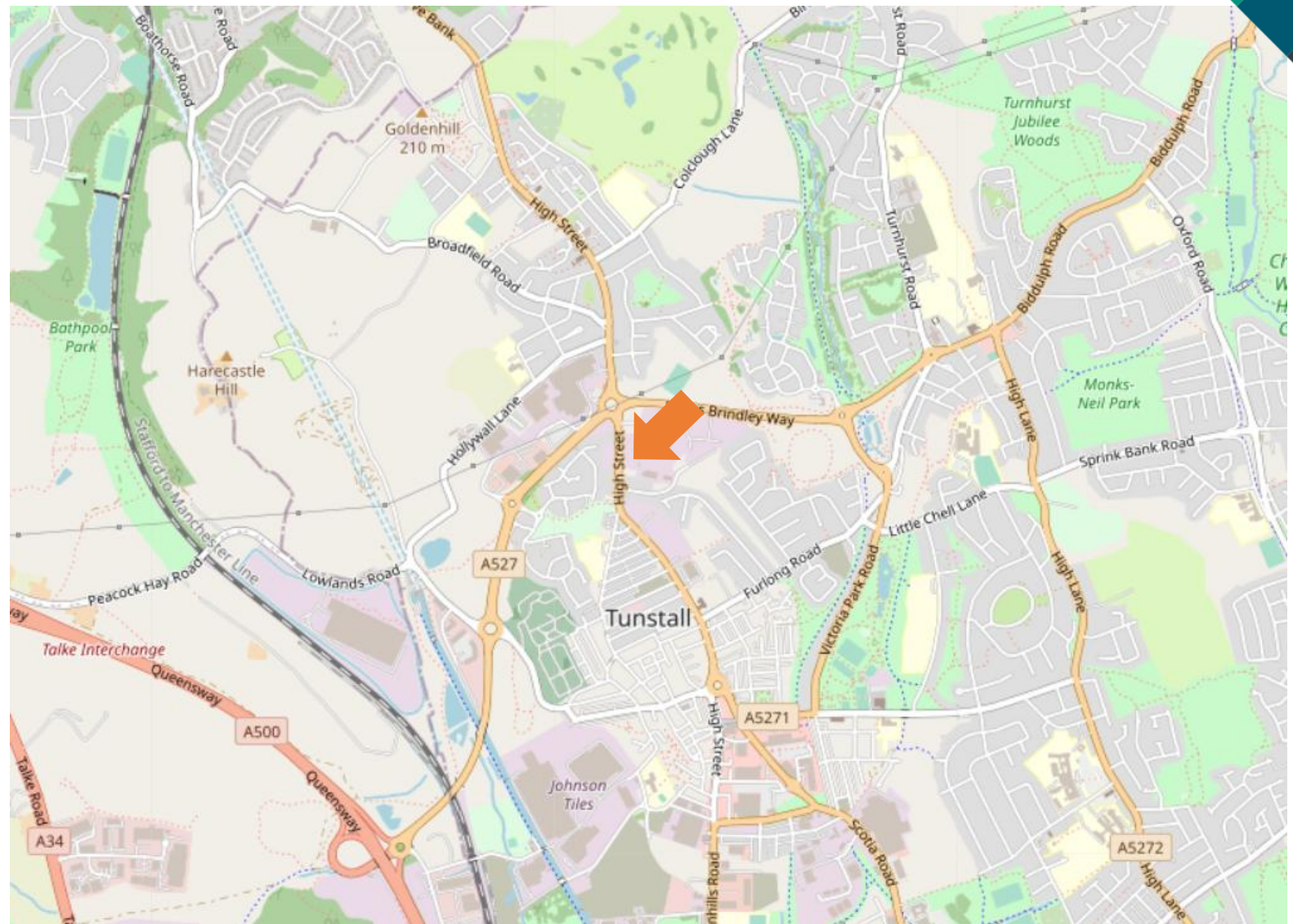
[james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

**Caine Savage**

T: 01782 202294

[caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors,  
Lakeside, Festival Way,  
Festival Park, Stoke-on-Trent,  
ST1 5PU**



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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.

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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.