

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 12 / 22 NEWSTEAD INDUSTRIAL ESTATE, ALDERFLAT DRIVE, STOKE-ON-TRENT, ST4 8HX



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

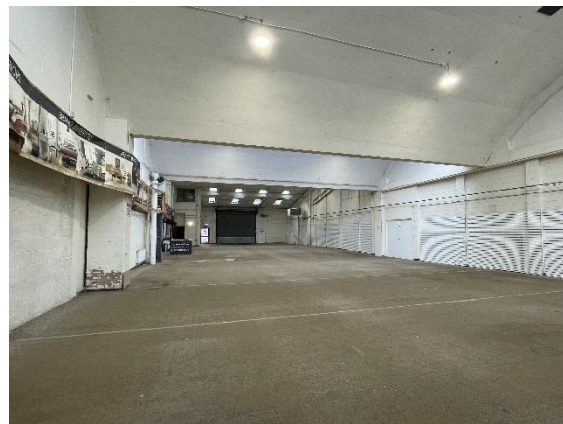
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STOKE-ON-TRENT, ST4 8HX



## LOCATION

Newstead Industrial Estate is a popular industrial location to the south of Stoke-on-Trent, well located to access the A50, A500 and A34 dual carriageways as well as Junction 15 of the M6 Motorway which is approximately 3.2 miles distant to the west. Surrounding occupiers comprise a range of industrial users with Trentham Lakes and the Trentham Estate also nearby and providing a range of useful amenities.

## DESCRIPTION

The property consists of a brick-built industrial unit under a combination of pitched and barrelled roof types, featuring integrated skylights. Access is provided via a large roller shutter to the front elevation and a secondary smaller shutter to the right-hand side.

Internally, the accommodation provides a large open-plan industrial area, complemented by ancillary storage, a manager's office, and WC facilities to the right.

The property briefly benefits from the following:

- Dual roller shutter access
- Shared customer parking
- Eaves height of 4.7m with an apex height of 7.5m
- WC and office facilities

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	917.88	9,880

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## RENT

£50,000 per annum plus VAT

## TENURE

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

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

For further information please contact the agents.

## EPC

Pending.

## RATING ASSESSMENT

We understand the property has a rateable value of £36,750. 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 are quoted exclusive of VAT which is payable.



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## SERVICES

Mains electric, gas, water 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.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with 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.

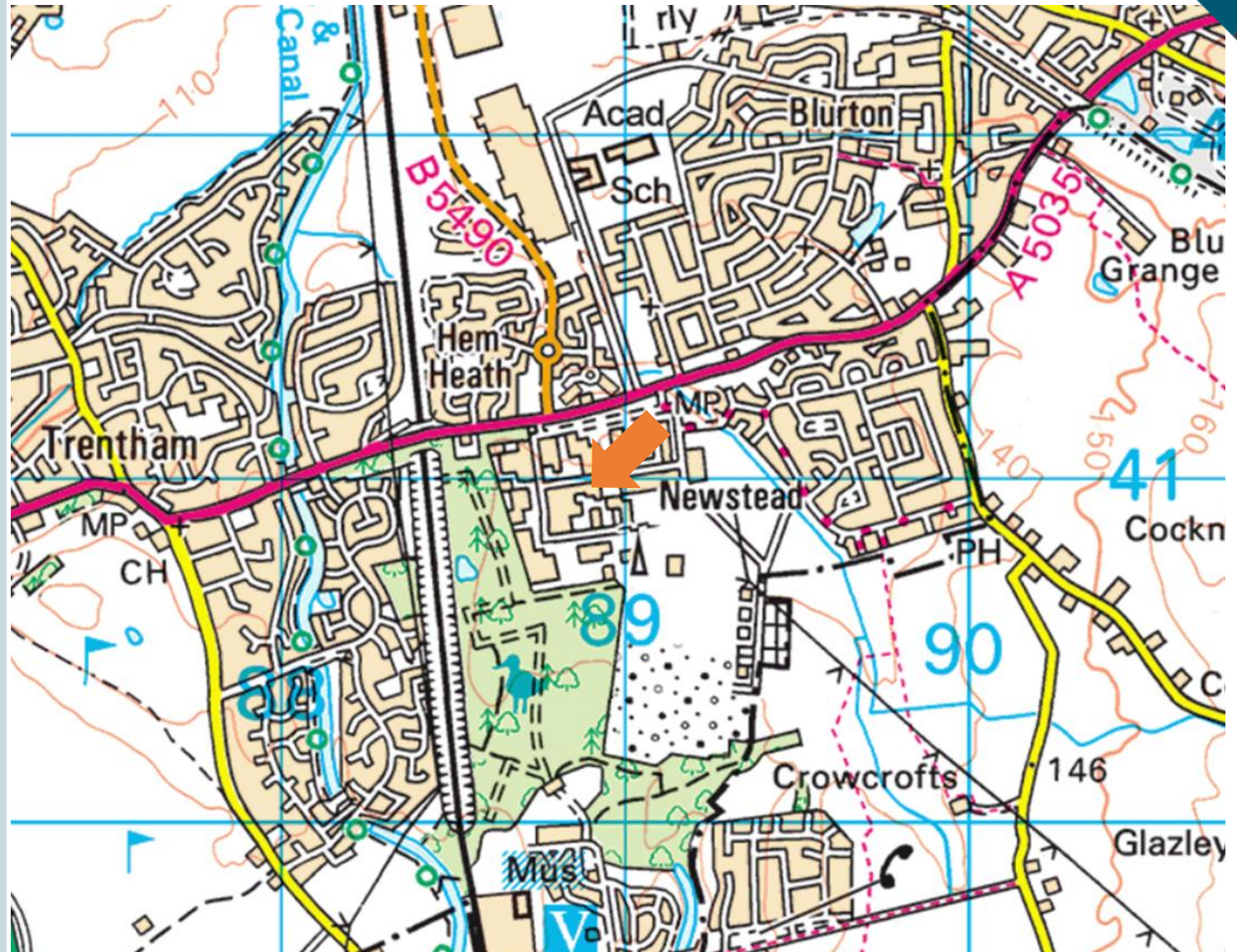
## CONTACT

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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.