



11,143 Sq Ft



Office / stores



**Eaves height
5.15 m**



**Site area 1.73
acres**



**7 concertina
doors**

0121 236 8236

www.avisonyoung.co.uk

Sam Forster

+44 (0)7552 540 560

sam.forster@avisonyoung.com

Max Andrews

+44 (0)7770 801 805

max.andrews@avisonyoung.com



Location

The site is located in an established location less than 6 miles southeast of Stoke on Trent. It is accessed from Whittle Road off the A50 dual carriageway which links to Derby / M1. For access to the M6, J15 is 6 miles and J16 is 14 miles west of the property. Neighbouring occupiers include Recticel Insulation, Veolia, Well Pharmacy, Gazeley, B&Q, and Tesco.

Description

The property comprises a substantial vehicle commercial repair workshop constructed of steel frame with a combination of clad and block elevations under a pitch roof with 10% roof lights and an eaves height of 5.15 m . The vehicle repair workshop is fitted out with an inspection pit and 7 concertina doors. The workshop benefits from a partial vehicle repair fitout together with lighting and heating. The unit benefits from a ground floor office and store area including WC facilities and a kitchenette. Externally the unit sits on a site of 1.73 acres which is fully fenced / lit with concrete and hard core surfacing. The unit also benefits from two EV charging points and a vehicle wash facility.

Accommodation

Description	Sq Ft	Sq M
Warehouse	9,089	844.39
Office / ancillary	2,054	190.82
TOTAL (GIA)	11,143	1,035.21

Rent

On application.

Service / Insurance

Charge to be confirmed.

Business Rates

To be reassessed

EPC

EPC rating C.

Planning

Interested parties to make their own enquiries.

VAT

All costs are subject to VAT.

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

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YOUNG**

To find out more, please contact

Sam Forster

+44 (0)7552 540 560

Sam.forster@avisonyoung.com

Max Andrews

+44 (0)7770 801 805

Max.andrews@avisonyoung.com

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