TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS 1 & 2 DUDSON BUSINESS PARK, NILE STREET, BURSLEM, STOKE-ON-TRENT, ST6 2BA

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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LOCATION

The site is located on Nile Street on the outskirts of Burslem town centre in an established commercial location with good road links for the Stoke-on-Trent conurbation.

- Hanley Town Centre: 2 miles
- M6 J15: 6.8 miles
- A500: 1.5 miles
- M6 J16: 7 miles

DESCRIPTION - 360 Tour Link Click Here

The property is a modern steel portal framed building with multiple roller shutters suitable for a range of uses including warehousing. There is potential to provide private external storage along the north elevation which also provides access to the rear. The property benefits include:

- 3 x roller shutters (4m W x 5m H) to the front elevation with canopy.
- 1 x roller shutter to the rear elevation.
- Eaves height from 5m to 6.5m.
- Ridge height from 6.5m to 8m.
- LED high bay lighting.
- Gas blower heaters in situ but not connected or tested.
- Three phase electric supply.
- Shared service yard.
- Car parking.

ACCOMMODATION	SQ M	SQ FT
Total GIA	4,412.89	47,500

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TENURE

The property is available by way of a new fully repairing and insuring 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.

RENT

£220,000 per annum exclusive.

EPC

C-67.

RATING ASSESSMENT

The property is to be reassessed. We recommend that enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

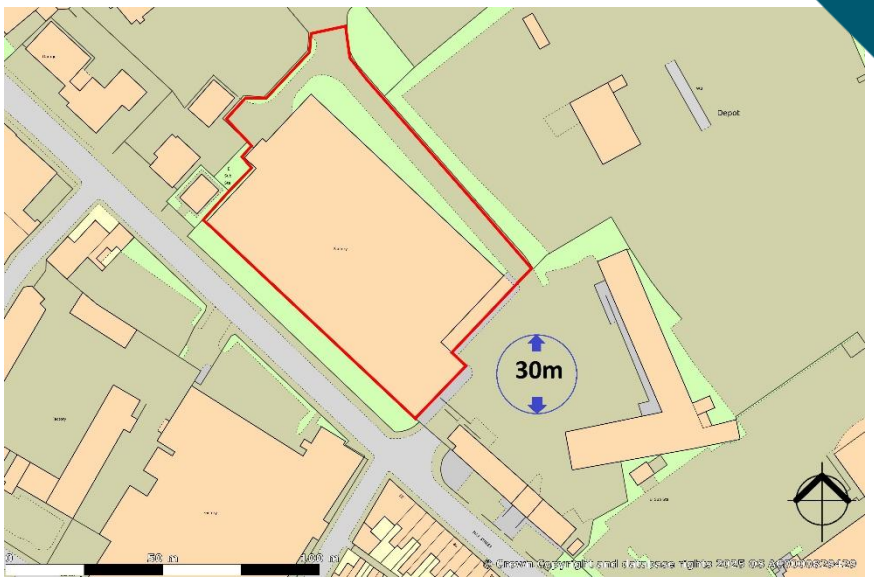
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

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

SERVICES

Mains electric and water services are connected, gas will require a new separate supply to the property if required. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party are responsible for their own legal and professional costs in connection with the transaction.

CONTACT

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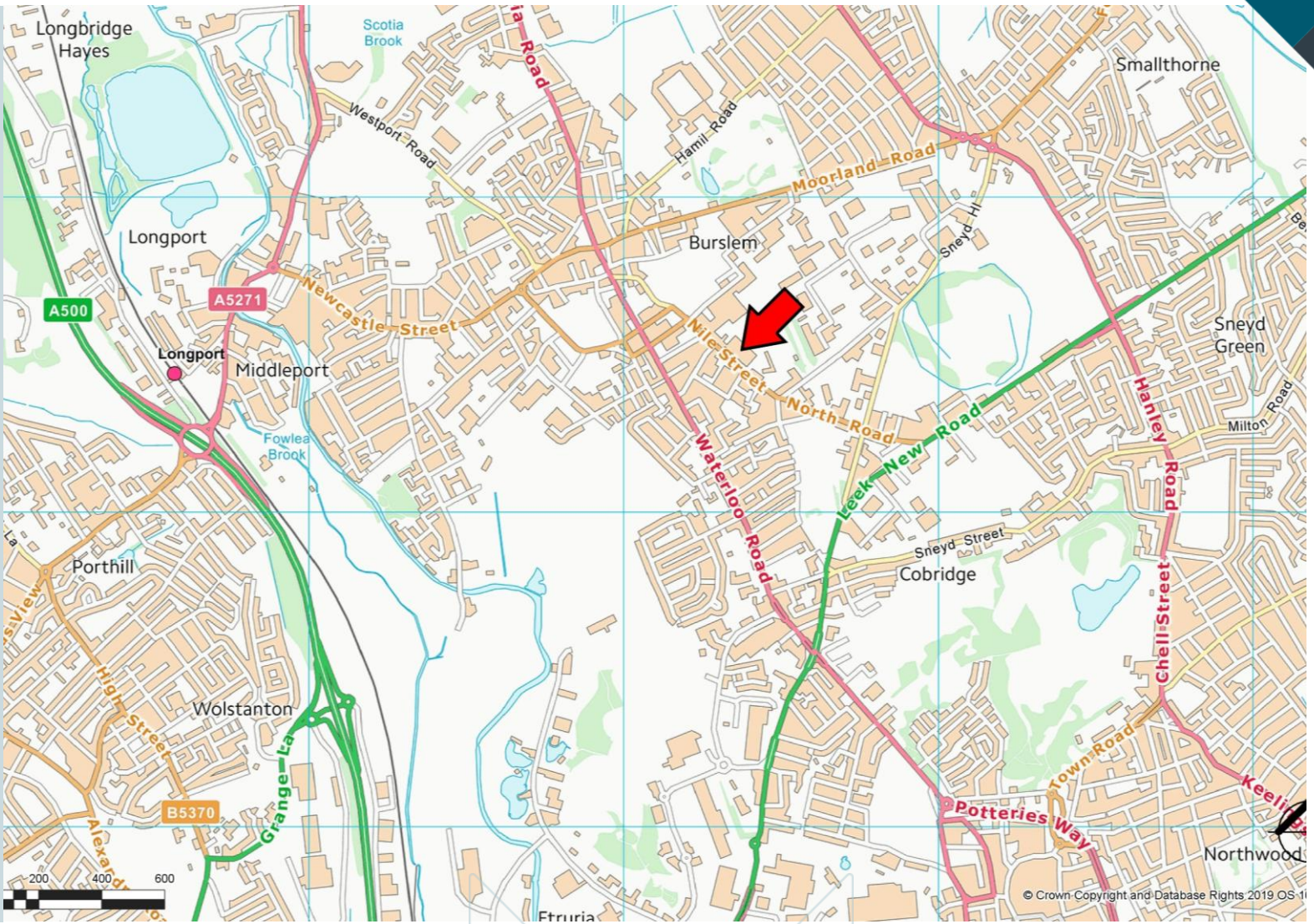

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i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
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.

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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.