

TO LET

INDUSTRIAL/WAREHOUSE UNITS (AVAILABLE INDIVIDUALLY OR COMBINED)

UNITS 2 & 3 HILLSIDE INDUSTRIAL ESTATE, DRAYCOTT CROSS ROAD, CHEADLE, STOKE-ON-TRENT,
ST10 1AB



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INDUSTRIAL/WAREHOUSE UNITS

UNITS 2 & 3 HILLSIDE INDUSTRIAL ESTATE, DRAYCOTT
CROSS ROAD, CHEADLE, STOKE-ON-TRENT, ST10 1AB

LOCATION

The properties are located on Hillside Industrial Estate off Draycott Cross Road to the southwest of the town of Cheadle. The A50 dual carriageway, providing access to both Stoke-on-Trent and Uttoxeter, is approximately 3 miles distant.

Hillside Community Gym occupy an adjoining unit, with the wider estate comprising industrial units and yards predominantly occupied by local businesses.

DESCRIPTION

The properties comprise a pair of modern industrial/warehouse units which can be taken individually or combined. They are of steel portal frame construction with a combination of brick and steel clad elevations beneath a pitched, steel clad roof surface. We understand that they were constructed approximately 15 years ago.

Both units are accessed off a generous forecourt into warehouse accommodation which has an eaves height of 6.16 meters. Unit 2 has a ground floor WC and two offices on a mezzanine floor, whilst Unit 3 comprises a ground floor WC and kitchen facility.

The properties have most recently been occupied by Evri as a parcel delivery hub.

ACCOMMODATION	SQ M	SQ FT
Unit 2 (including 248 sq ft mezzanine)	170.12	1,831
Unit 3	152.02	1,636
Total Gross Internal Area	322.14	3,467

RENT

Unit 2 – £13,000 per annum

Unit 3 – £12,500 per annum

TENURE

Leasehold on terms to be agreed.

EPC

Unit 2 – D

Unit 3 – C

RATING ASSESSMENT

Unit 2 – £10,500

Unit 3 – £10,500

We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

Mains electricity and water are believed to be connected to the properties. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

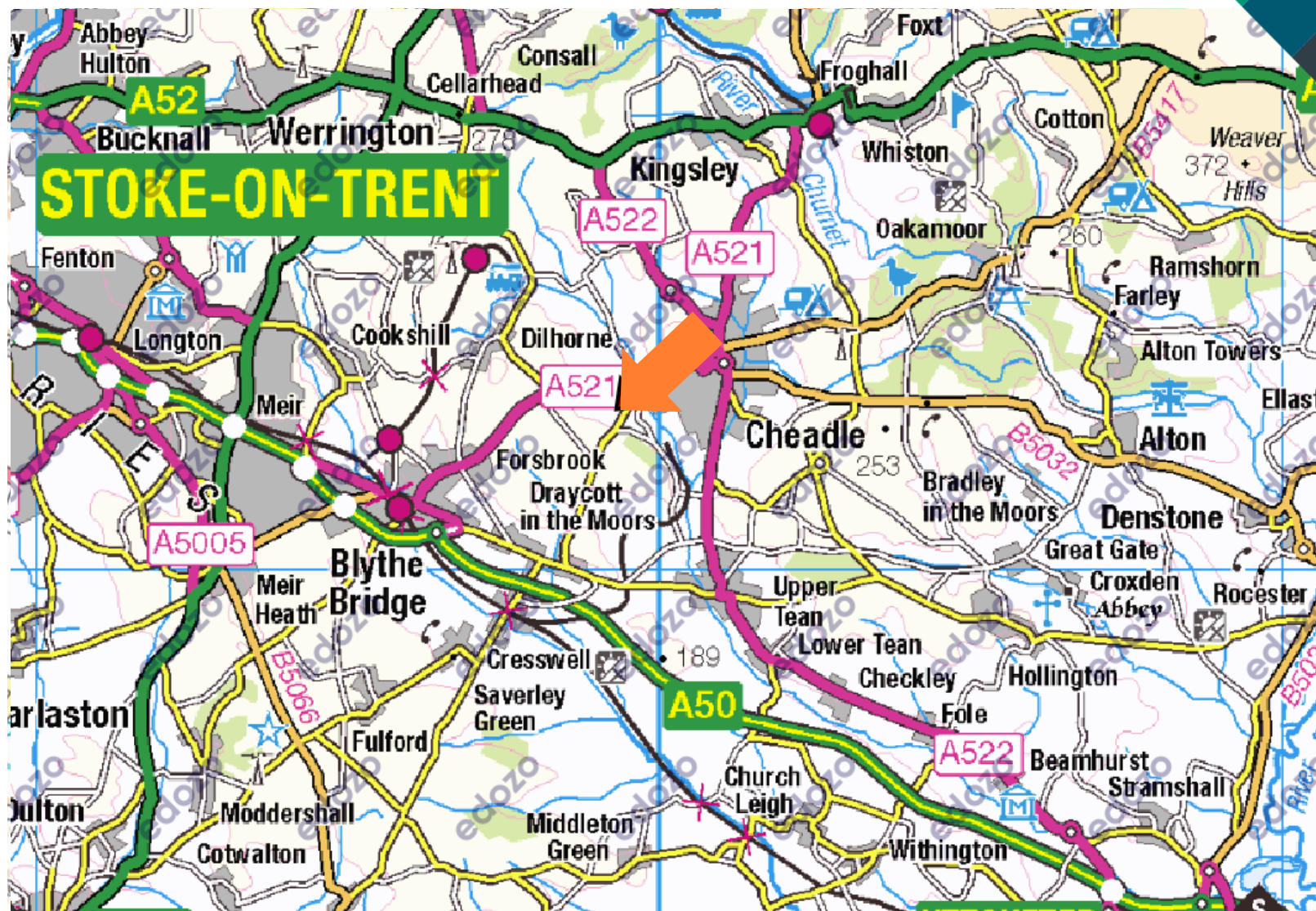
CONTACT

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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