RORY MACK

ASSOCIATES

LONGPORT ENTERPRISE CENTRE, SCOTT LIDGETT ROAD, LONGPORT, STOKE ON TRENT, ST6 4NQ

TO LET FROM £10,560PAX

- Various refurbished industrial units available
- From 1,350 sq ft to 3,780 sq ft
- Popular industrial estate within ¼ mile of the A500
- Plenty of circulation and parking space
- Under new ownership with units being over-clad

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GENERAL DESCRIPTION

Longport Enterprise Centre is an established industrial site under new ownership and is currently going through a process of refurbishment of the empty units and complex generally. The site extends to approx. 3.4 acres and briefly comprises four principal blocks of units subdivided to create a wide range of industrial/warehouse units all of which are independently metered and accessed via their own roller shutter access. All the units are steel framed and have recently been over-clad in metal profile cladding (with a 20 year guarantee) giving the units a modern and fresh appearance. Internally the units have been redecorated and have refurbished toilets and a private office.

LOCATION

Longport Enterprise Centre is located at the end of Scott Lidgett Road, which is off Porthill Road (A5271), and is within 300 yards of A500 dual carriageway via the Porthill Roundabout making the site extremely accessible by road. The A500 provides direct access to Junction 15 of the M6 (6.3 miles) and Junction 16 of the M6 (6 miles) and the A50 which ultimately links the M1 is 4.6 miles. Longport Railway is within a ¼ of a mile.

EPC

Unit No:	EPC Rating:
11A	TBC
12C	Band C (53)
15C	Band C (63)
16	Band E (117)
7	Band C (69)
7A&B	Band C (69)

VAT

Rent and service charge payments will be subject to VAT.

SERVICES

All mains' services are connected and separately metered. No services have been tested by the agent.

BUSINESS RATES (April 2026)

Unit No:	Rateable Value:
11A	£12,000
12C	£19,000
15C	£12,750
16	£13,000
7	£12,250
7A&B	£7,000

Note: Rateable Values between £12,001 and £15,000 entitle the occupier to a sliding scales rates payable reduction.

TENURE

The units are available by way of new Full Repairing and Insuring leases (by way of Service Charge) for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant contributing £250 VAT towards the cost of preparing the lease.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

AVAILABLE ACCOMMODATION & RENT SCHEDULE

Unit No:	Size (sq ft)	Rent (pa)	Service Charge	Insurance	**Total (pa)**	Status
11A	2,375	£19,000	£1,425	£572	**£20,997**	Available
12C	3,780	£30,051	£2,268	£932	**£33,251**	Available
15C	2,560	£17,920	£1,536	£640	**£20,096**	Available
16	1,350	£10,800	£810	£339	**£11,949**	Available
7	2,200	£17,600	£1,320	£533	**£19,453**	Let
7 A&B	1,320	£10,560	£792	£318	**£11,670**	Let

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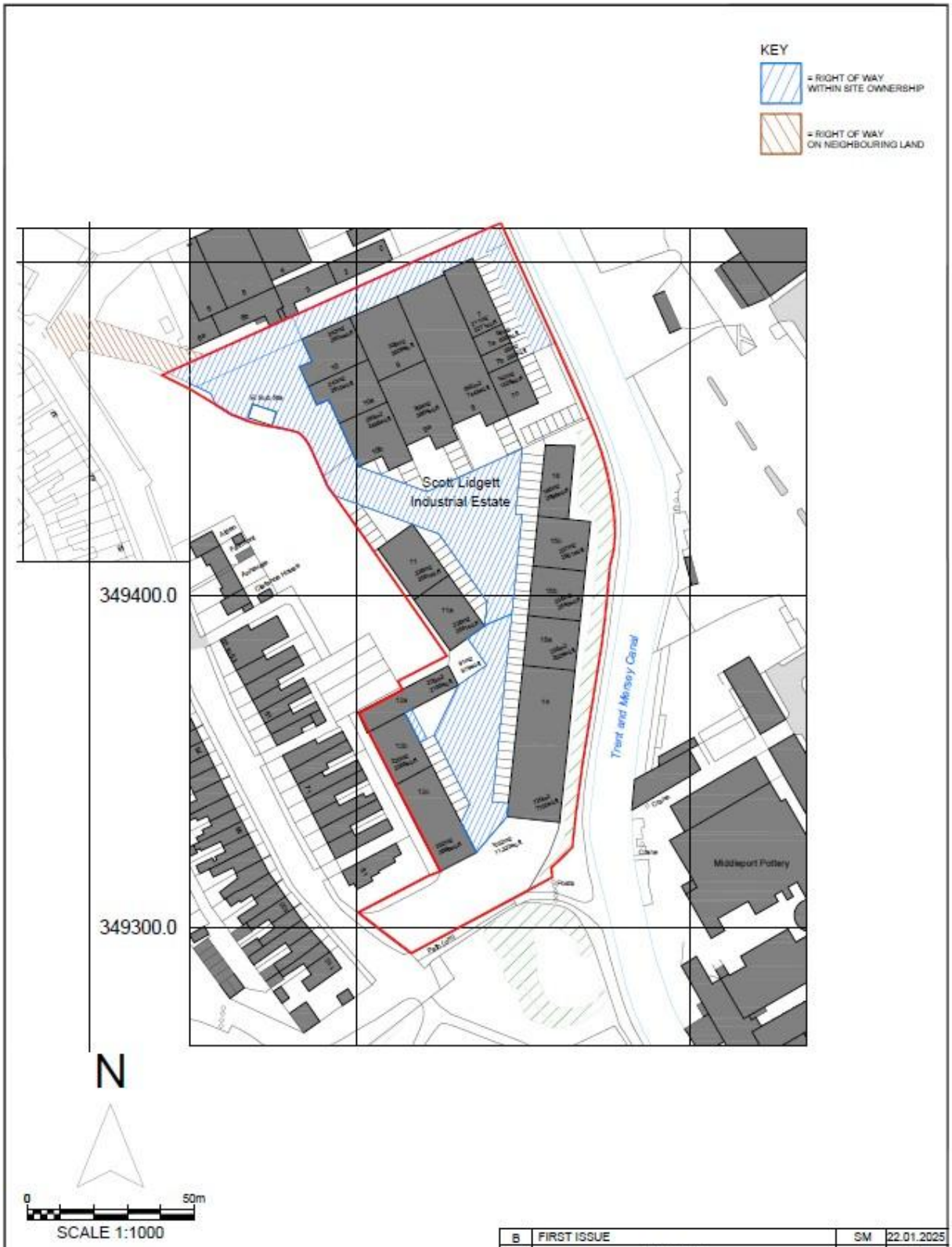

REV	DESCRIPTION	BY	DATE
B	FIRST ISSUE	SM	22.01.2025

HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS

PROJECT: LONGPORT ENTERPRISE CENTRE, SCOTT LIDGETT ROAD, LONGPORT, STOKE ON TRENT, ST6 4NQ	TITLE: PROPOSED TITLE PLAN ESTATE MASTER PLAN WITH RIGHT OF WAY	DRAWN: S.MCK	DRG No. 15,906 / 17
CLIENT: CM VENTURES		DATE: 12.12.2024	
		SCALE: 1:1000 (A3)	AMENDMENT: B

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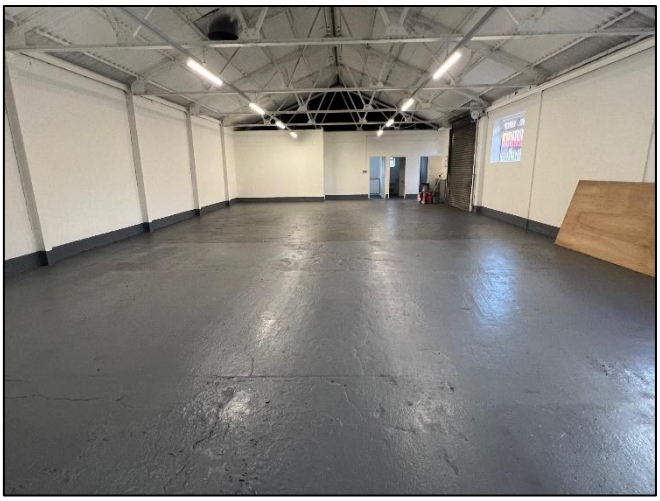

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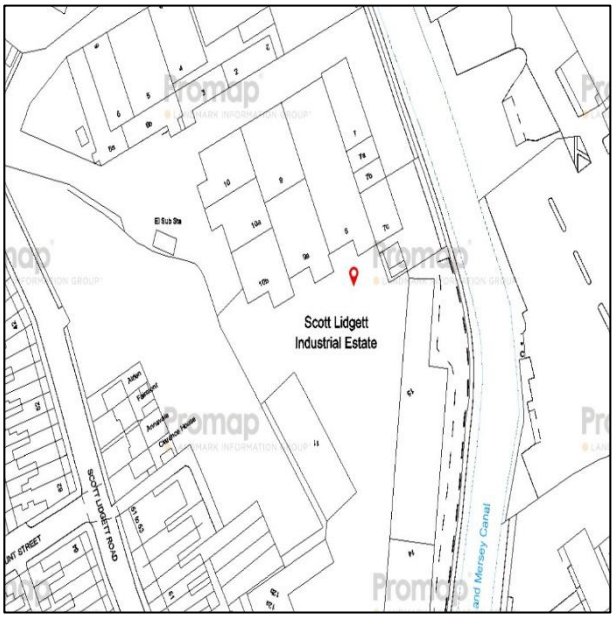

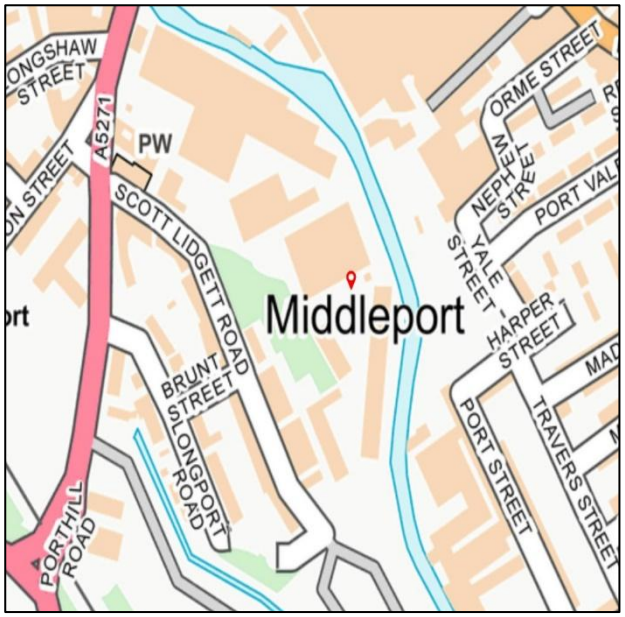

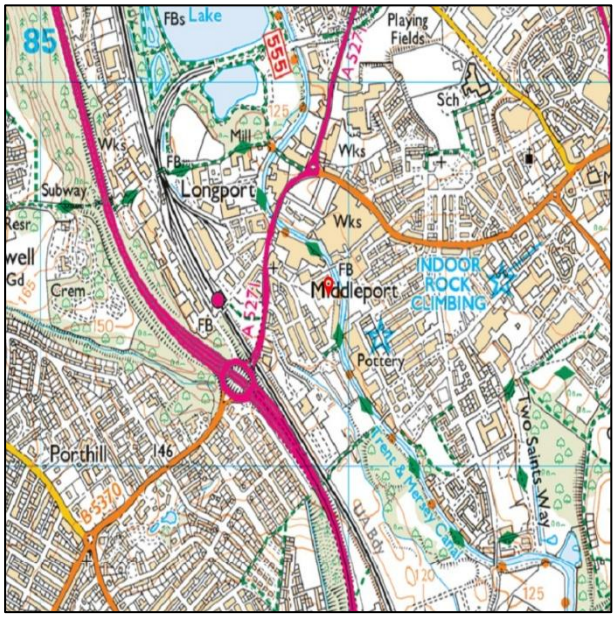

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements