



# TO LET

Fully Surfaced Storage Yards  
1.50 to 4.26 Acres

**Plots 1, 2 & 3, Froghall Road,**  
Froghall, Stoke on Trent, ST10 2HA



# PLOTS 1, 3 & 3, FROGHALL ROAD



**Plots 1, 2 & 3, Froghall Road, Froghall, Stoke on Trent, ST10 2HA**



**Storage yards with a maximum of 3.86 acres available.**

- 1.50 to 4.26 acres
- Hardstanding surface throughout
- Secure boundary fencing
- Discrete location
- Readily accessible via the A50, A52 and M6



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# Open storage yards

## Location

Froghall Estate is located immediately off the A52, approximately 10 miles east of Stoke on Trent, providing access to local dual carriageways, including the A50, A52 and M6.

## Description

The plots comprise open storage yard space equalling 1.45 and 2.41 acres respectively. A further plot is available in the near vicinity of 4.26 acres. Each plot is comprised of fully surfaced, hardstanding space.

## Accommodation

Plot	Acreage
1	1.45
2	2.41
3	4.26

## Rent

Available on application.

## Tenure

The property is available by way of a new full repairing and insuring lease for a term by negotiation.

## Business Rates

Details available on request.

## Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Service Charge

A service charge is levied in relation to the upkeep and maintenance of common parts and is available on request (if applicable).

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.







# PLOTS 1, 2 & 3, FROGHALL ROAD



Licence Number - 100022432 - Not to Scale


 **Approximate Travel Distances**

 **Locations**


- Stoke on Trent 12 miles
- Derby 25 miles
- Cannock 27 miles

**Sat Nav Post Code**

- ST10 2HA

 **Nearest station**

- Blythe Bridge 6.9 miles

 **Nearest Airports**

- Birmingham Int 60 miles



## Please Note

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