

TO LET

SELF-CONTAINED INDUSTRIAL / WAREHOUSE PREMISES

14A/B GARTH STREET, HANLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 2DA



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INDUSTRIAL / WAREHOUSE PREMISES

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STAFFORDSHIRE, ST1 2DA



LOCATION

The property is situated on Garth Street off Upper Huntbach Street in Hanley. The A500 dual carriageway which provides access to the local and regional road network is located approximately 2.5 miles distant with Junction 16 of the M6 motorway being located approximately 5.9 miles distant to the south.

Huntbach Street Car Park is located adjacent to the property which provides additional car parking on a pay and display basis.

Surrounding occupiers include Hanley Connect, Chadalavade Doctors Surgery and Hope Children's Centre.

DESCRIPTION

The property comprises of a self-contained industrial premises of steel frame construction with an internal dividing wall. The space briefly benefits from the following specification:

- Surface Roller Shutter Door
- Concrete Floor
- Self-Contained Yard / Parking Area
- Office Accommodation
- Staff Welfare Facilities
- Gas Central Heating
- Strip Lighting
- Three Phase Power

ACCOMMODATION	SQ M	SQ FT
Total	377.08	4,059

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TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£26,500 per annum exclusive of VAT.

EPC

The property has an EPC rating of C - 51.

RATING ASSESSMENT

The rating assessment in the VOA listing for April 2023 is £16,000. We would recommend that further 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 are quoted exclusive of VAT which may be applicable.

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.



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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

CONTACT

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Mounsey Chartered Surveyors,
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