

TO LET

LAND

LAND OFF UTTOXETER ROAD, STOKE-ON-TRENT, ST3 6AA



SECURE STORAGE

LAND OFF UTTOXETER ROAD,
STOKE-ON-TRENT, ST3 6AA



LOCATION

The site is prominently located adjacent the A50 dual carriageway east, offering excellent links with major road links:

- M6 J15, 6 miles & J16 14 miles.
- Derby, 30 miles.
- M1 J24a, 43 miles.

To access the site, A50 east bound, take the slip road onto Uttoxeter Road before the Meir tunnel. West bound, exit onto Uttoxeter Road slip road before the Meir Tunnel and back onto the road east bound. On Uttoxeter Road east, turn left directly after the flyover.

DESCRIPTION & LEASE TERMS

The site extends to 0.6 acres and is the front plot of the site, with the estate road running along the north boundary. The site has perimeter fencing with double gated access. There will be 3 phase electric supply and access to drainage, subject to connection. Water is not located onsite and an occupier is to arrange connection if required. The site is mainly an aggregate finish.

The site is available on a new lease for a term up to 3 years and will be excluded from the Landlord & Tenant Act. The lease will include a provision for a contribution towards maintenance of the estate road on a fair and reasonable basis.

RENT

£35,000 per annum plus VAT.

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EPC

Not Applicable.

RATING ASSESSMENT

To be assessed. 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 own enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

VAT

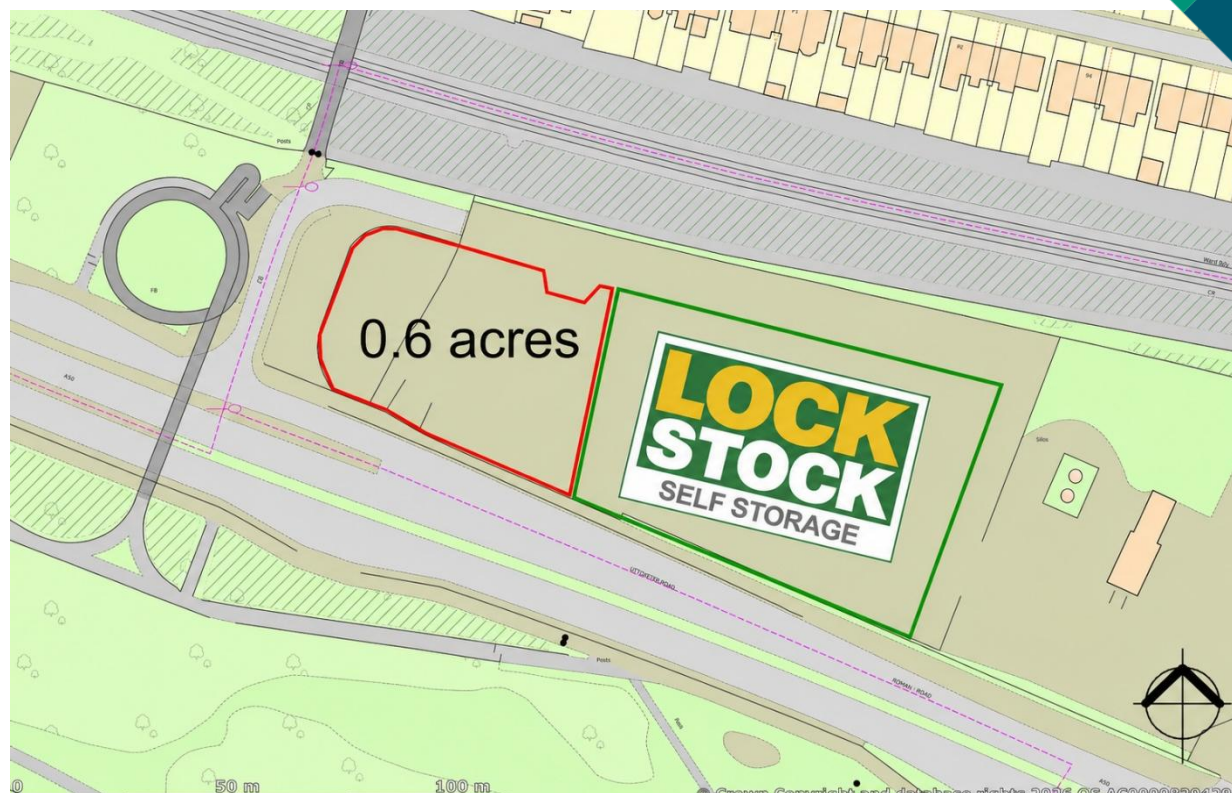
All prices and rent are quoted exclusive of VAT which is applicable.

SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The ingoing tenant is responsible for providing a contribution towards the landlord's legal costs in relation to the transaction.



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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

Rob Stevenson

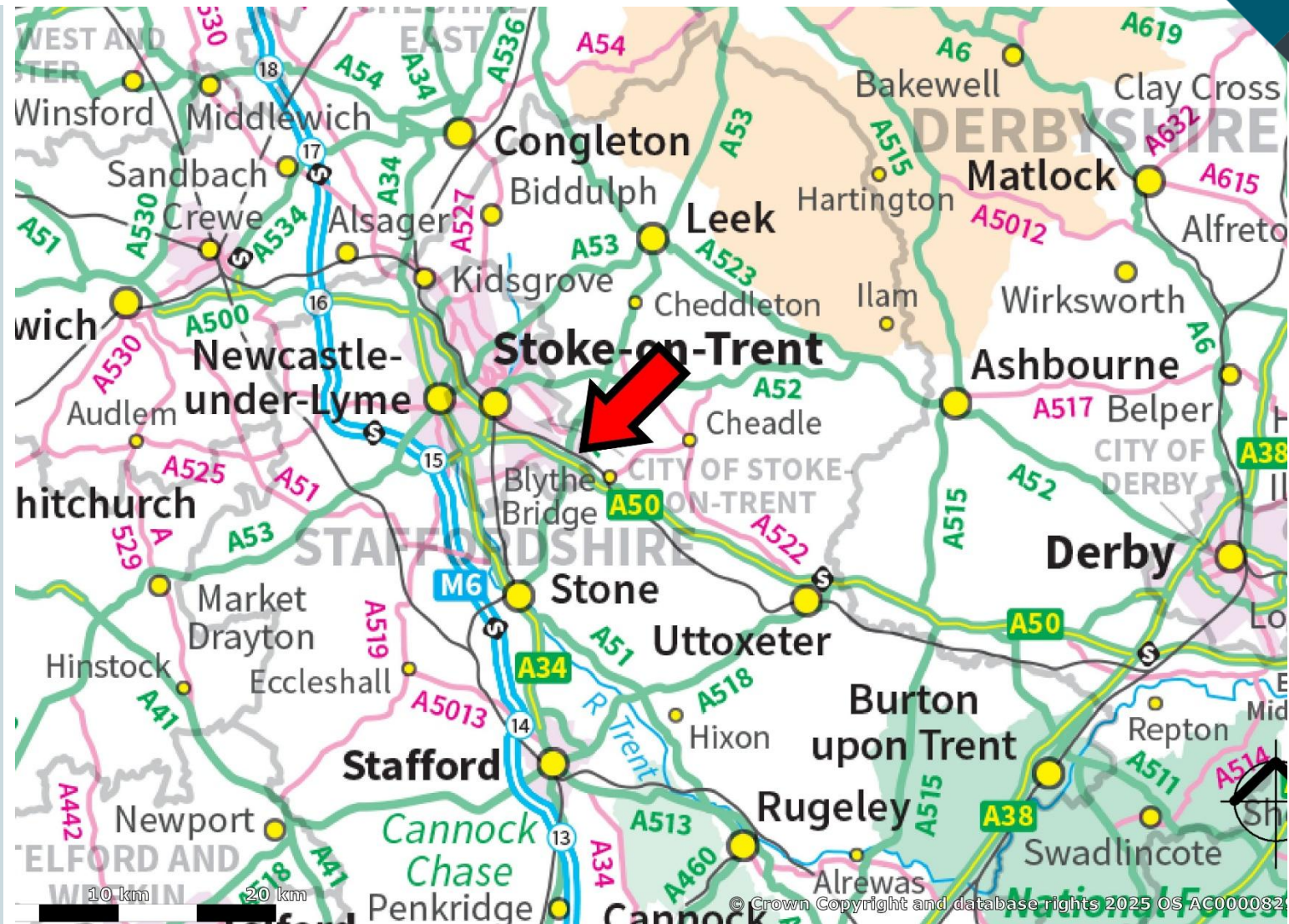
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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

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



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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.