

TO LET DUE TO RELOCATION

HAULAGE YARD, WORKSHOP AND OFFICES

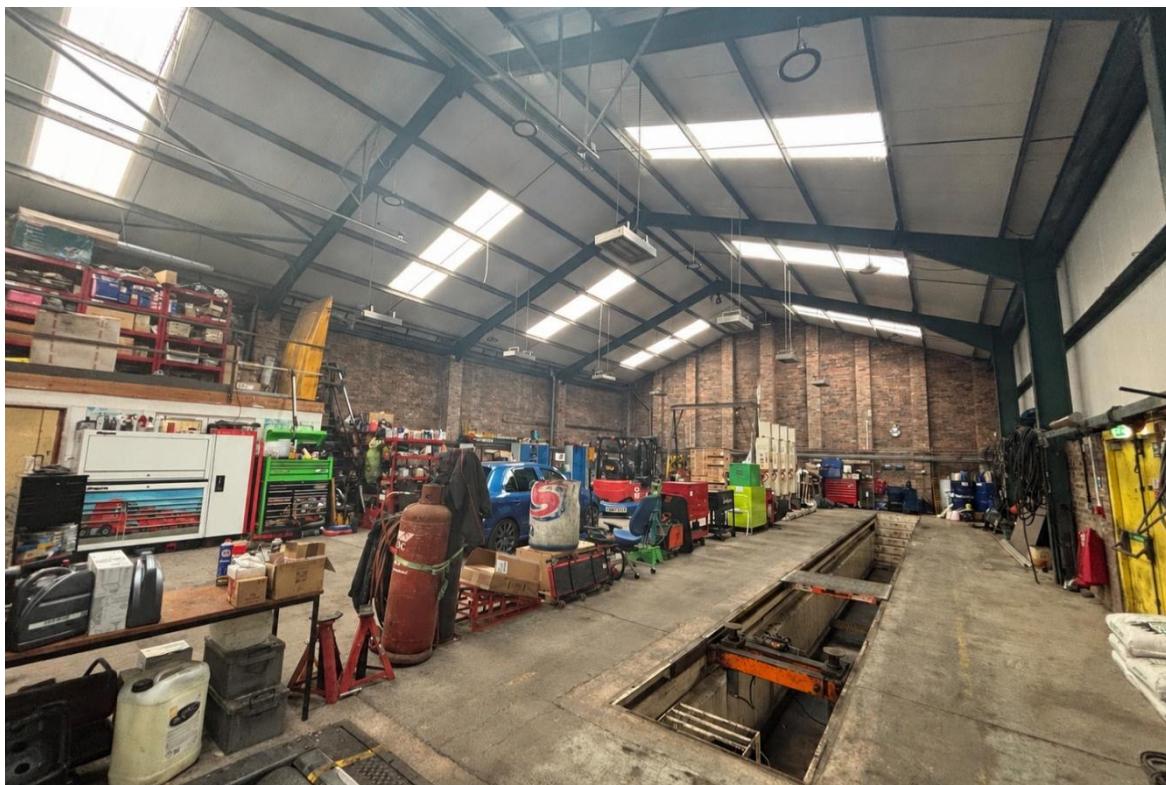
SANDBACH ROAD, STOKE-ON-TRENT, ST6 2DR



*Approximate site boundaries

INDUSTRIAL PREMISES AND LARGE CONCRETE YARD

HAULAGE YARD AT SANDBACH ROAD, STOKE-ON-TRENT, ST6 2DR



LOCATION

The property is located on Sandbach Road (A534), in Cobridge Stoke-on-Trent. Sandbach Road is well connected being accessible from Leek New Road (A34) to the south and Sneyd Hill to the north. The A500 dual carriageway is approximately 1.9 miles distant, the A50 dual carriageway is approximately 4.6 miles distant with Junction 15 and 16 of the M6 being 6.7 and 7.7 miles respectively.

DESCRIPTION

The property is a haulage transport yard with an industrial unit of brick and steel portal frame construction beneath a pitched, metal clad roof incorporating rooflights and two electric roller shutters. Adjoining the warehouse are single-storey, mono pitched offices incorporating a kitchen and WCs. Both buildings benefit from LED lighting throughout and photovoltaic panels, with the offices additionally benefiting from air conditioning.

The property briefly benefits from the following specification:

- Total site area 1.12 acres
- Predominantly concrete surfaced yard
- Perimeter fencing with barrier access and secondary gates
- Site CCTV system
- Inspection pit within the warehouse
- Eaves height of 5.21m and 7.67m to haunch
- Largest roller shutter 5m x 4.1m (H x W)
- Smaller roller shutter 4.4m x 3.9m (H x W)

ACCOMMODATION	SQ M	SQ FT
Warehouse	300.10	3,230
Offices	60.56	652
Total	360.66	3,882

INDUSTRIAL PREMISES AND LARGE CONCRETE YARD

HAULAGE YARD AT SANDBACH
ROAD, STOKE-ON-TRENT, ST6 2DR

TENURE

Available from March/April 2027. Interested parties should have an established background and the property is available on a new full repairing and insuring lease for a term to be agreed. The lease may be excluded from the Landlord & Tenant Act 1954.

RENT

£90,000 per annum plus VAT.

RATING ASSESSMENT

The building has a rateable value of £26,000 in the 2026 listing. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council)

PLANNING

Planning was granted in January 2013 for Use Class Sui Generis, haulage transport yard and ancillary uses. Interested parties are advised to make enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

Mains electric and water are believed to be connected to the property but have not been tested by the agent. We understand the central heating system is fuelled by oil. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



INDUSTRIAL PREMISES AND LARGE CONCRETE YARD

HAULAGE YARD AT SANDBACH
ROAD, STOKE-ON-TRENT, ST6 2DR

EPC

Pending.

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

Rob Stevenson

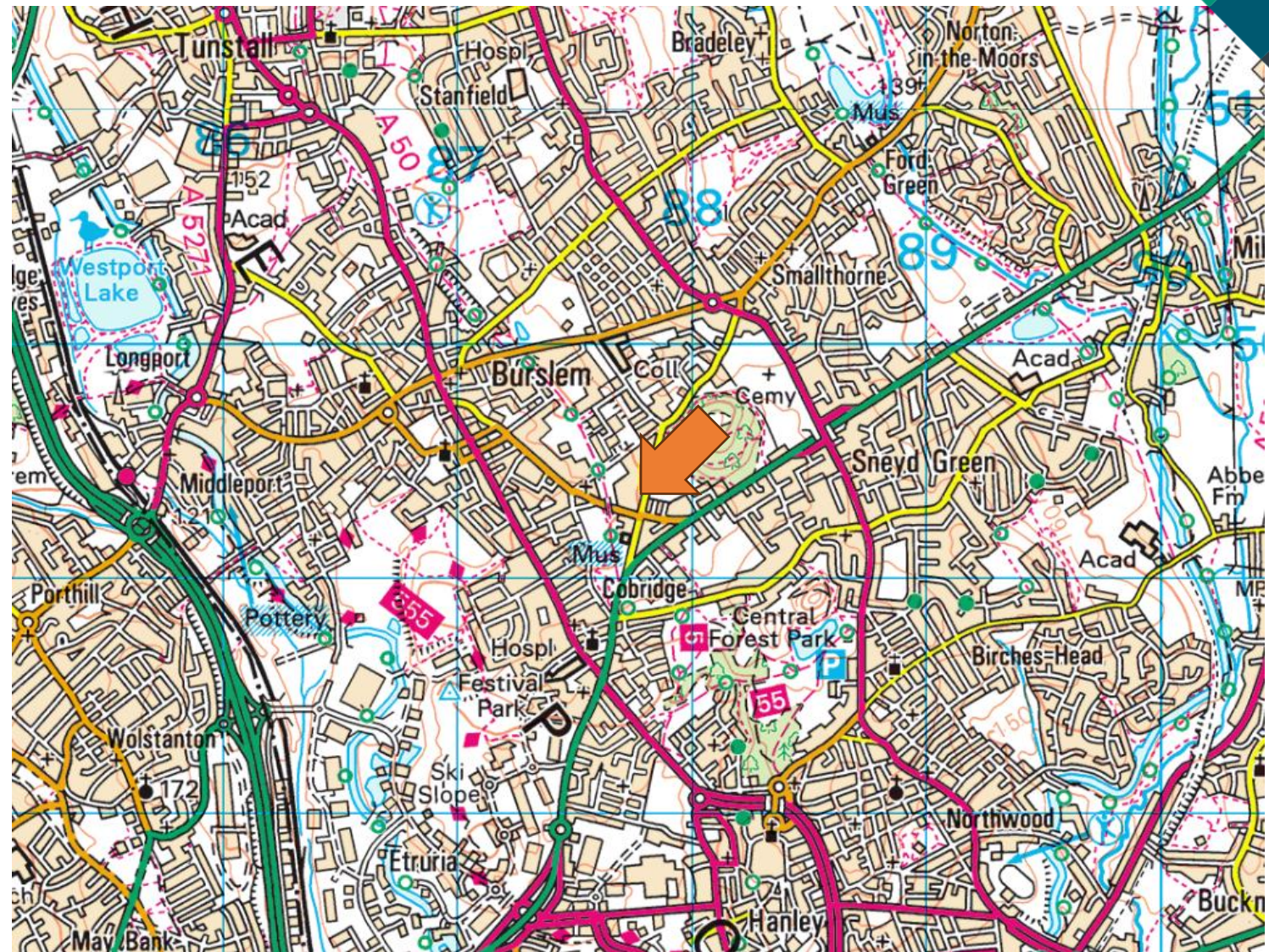
E: rob@mounseysurveyors.co.uk

Caine Savage

E: caine@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

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.



Lease Renewal and Rent Review

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.