

TO LET

STORAGE PREMISES

UNIT 21C BLYTHE PARK, SANDON ROAD, CRESSWELL, STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD



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STORAGE UNIT

UNIT 21C BLYTHE PARK, SANDON ROAD, CRESSWELL,
STOKE-ON-TRENT, STAFFORDSHIRE, ST11 9RD



LOCATION

Blythe Business Park is conveniently located near to Blythe Bridge with excellent road links to the major routes:

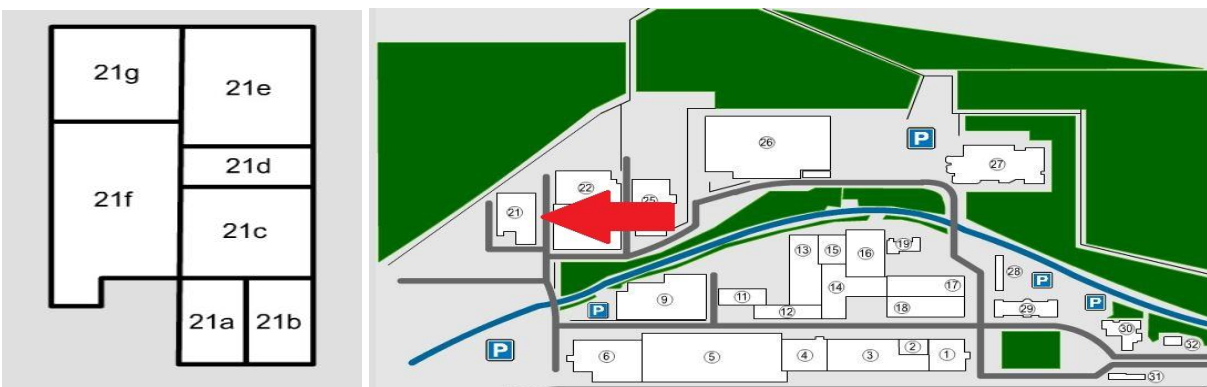
A50 – 2.1 miles A500 – 8 miles M6 J15 – 10 miles

Blythe Bridge train station is approximately 2.8 miles and is on the Crewe to Derby line stopping at Stoke-on-Trent.

DESCRIPTION

Blythe Park is a successful and well-regarded commercial location featuring a mixture of office and industrial accommodation. The estate has on site security with a manned security booth. The property is a storage unit, no toilet facilities, and benefiting from:

- Manual roller shutter (w 2.59m x H 2.7m) with inset pedestrian access door.
- Strip lighting.
- Electric and water supplies.



ACCOMMODATION	SQ M	SQ FT
GIA	120.40	1,296

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RENT

£7,800 pa plus VAT.

ESTATE CHARGE & BUILDING INSURANCE

An estate facility charge will be levied to cover upkeep and maintenance of the common areas and management thereof. A contribution towards building insurance is applicable.

EPC

C-68

RATING ASSESSMENT

The rating assessment in the VOA 2023 listing is £7,300, with the rateable value from April 2026 being £6,000. Interested parties may qualify for 100% small business rates relief and are advised to make their own enquiries with the local rating authority.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease may be excluded from the Landlord & Tenant Act.

VAT

All prices are quoted exclusive of VAT which is applicable.



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SERVICES

Electric and water services are believed to be connected to the property but have not been tested by the agent. The property does not have toilet facility. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The ingoing Tenant is responsible for the landlords reasonable legal costs for the preparation of the lease.

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.

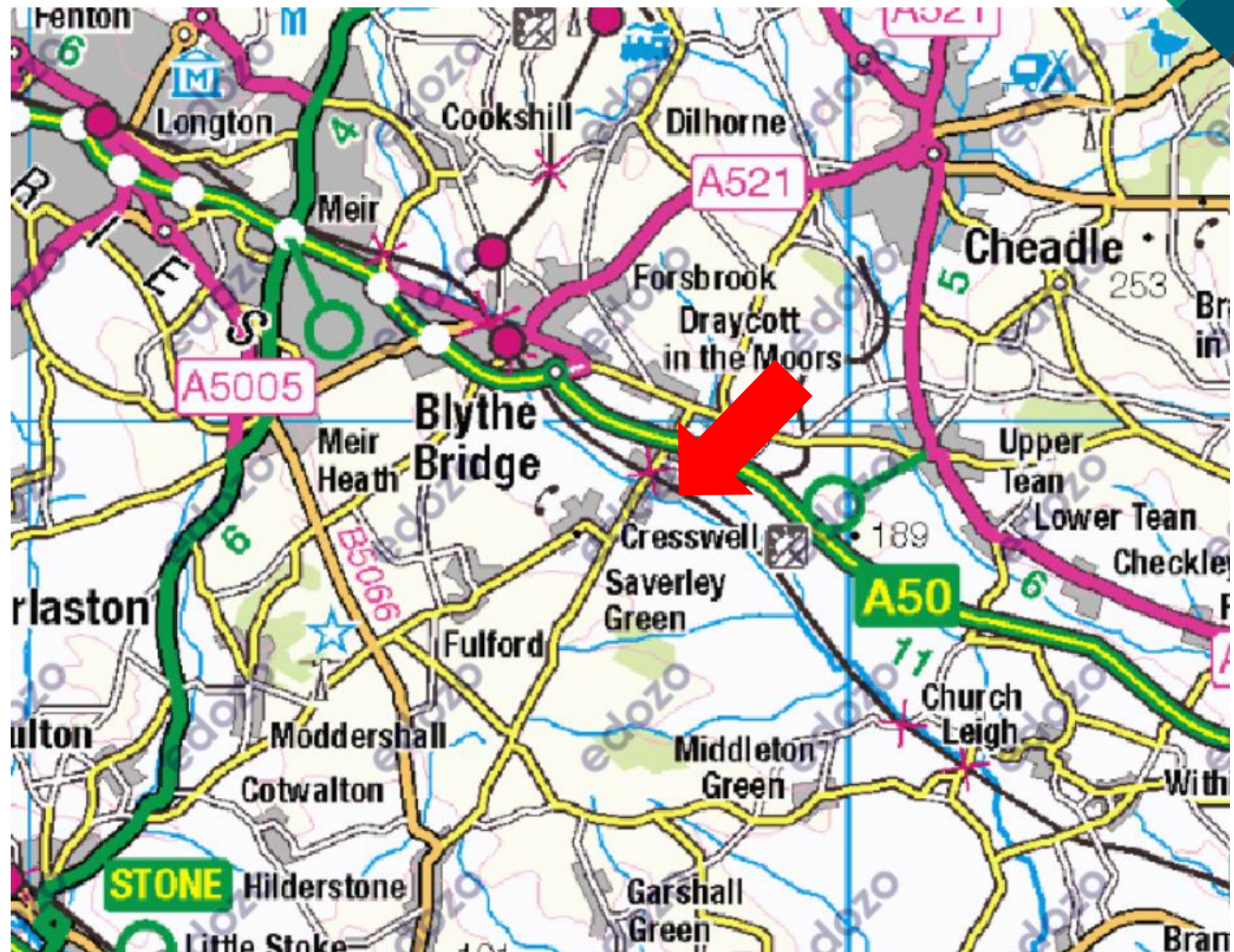
CONTACT

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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.

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Property Consultancy

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