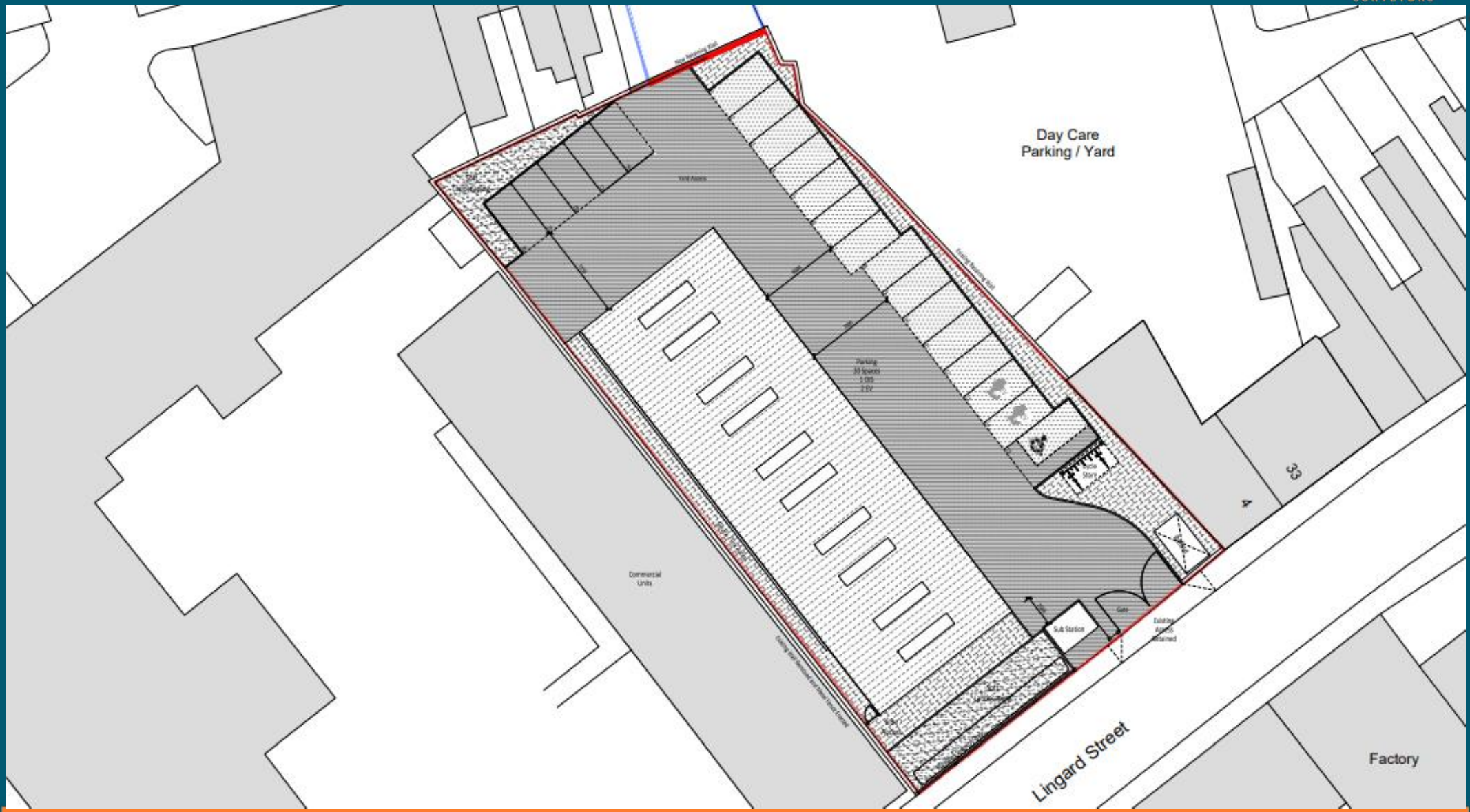
TO LET / FOR SALE

5 NEW BUILD INDUSTRIAL UNITS (UNDER CONSTRUCTION)

LINGARD STREET, STOKE ON TRENT, ST6 1ED

mounsey
CHARTERED
SURVEYORS



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

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UNDER CONSTRUCTION

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LOCATION
The new development is located on Lingard Street on the outskirts of Burslem town centre, Stoke on Trent. Lingard Street connects to Moorland Road (B5051) to the North and in turn, the A500 dual carriageway (1.5miles) to the Southwest.

The A500 provides links to the remaining towns of Stoke on Trent and Newcastle under Lyme. The A50 is to the East and M6 Motorway Junctions 15/16 approx. 8 miles to the north and south.

DESCRIPTION
The site offers a terrace of five industrial units of steel portal frame and profile clad construction. The units will be of shell finish with toilet facilities, electric, drainage and water connection. The units will offer;

- Approx.7m Eaves Height Rising to 8m
- Electric Roller Shutter Loading Access
- Onsite Parking
- Gated Entrance
- EV Charging

Units are available individually or combined. Dividing walls will be added as required.

TENURE
Units are available on a full repairing and insuring basis on lease terms to be agreed. Alternatively, the landlord will consider a sale on a new long ground lease basis.

RATING ASSESSMENT
Rateable values, to be assessed. We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

PLANNING
Planning was granted under application 71487/FUL. Further enquiries are to be made to Stoke on Trent City Council on 01782 234234.

ENERGY PERFORMANCE CERTIFICATE
To be assessed.


CGi Representation of the Proposed Development

Accommodation

	Sq Ft	Sq M	Rent per annum
Unit 1	1,000	92.90	UNDER OFFER
Unit 2	1,000	92.90	UNDER OFFER
Unit 3	1,000	92.90	£12,000
Unit 4	1,000	92.90	£12,000
Unit 5	1,000	92.90	£12,000

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SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

SERVICE CHARGE

A service charge is to be levied to cover the maintenance of the common areas of the site. This cost is additional to the rent. Further details are available from the agents.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

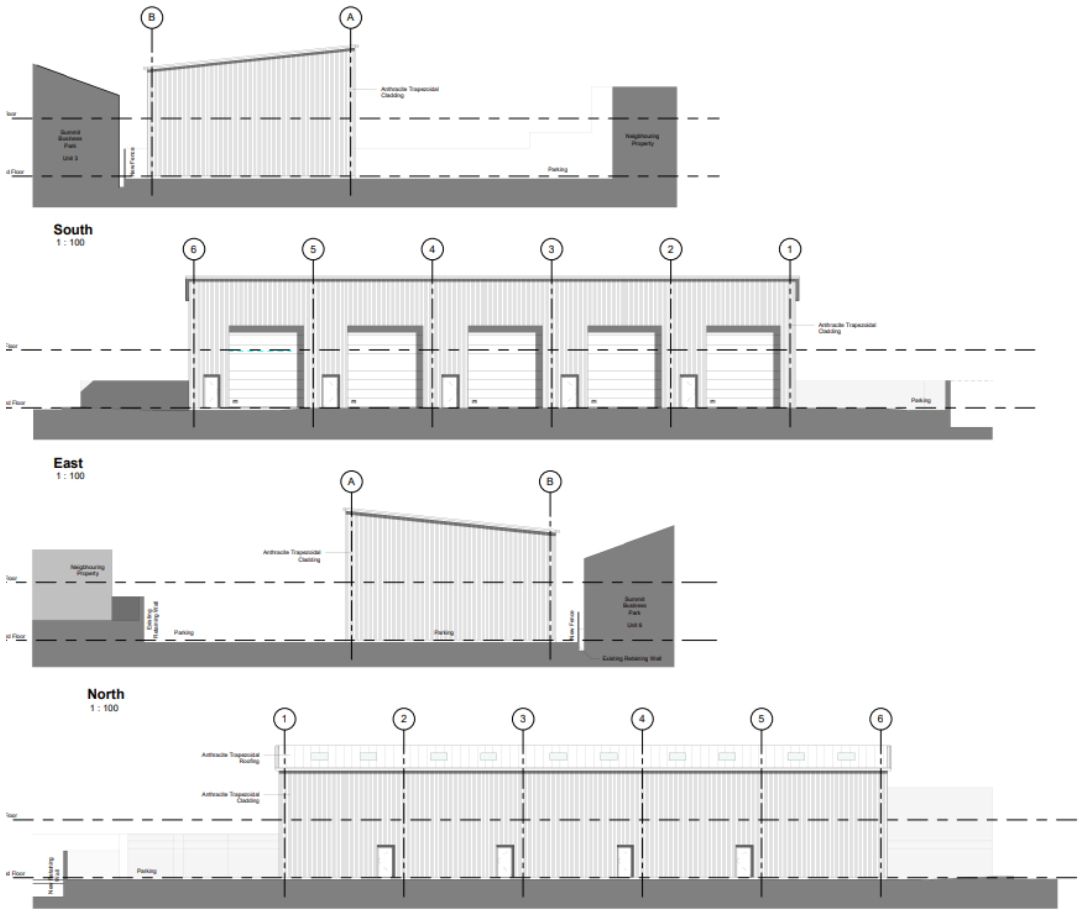
We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

Becky Thomas

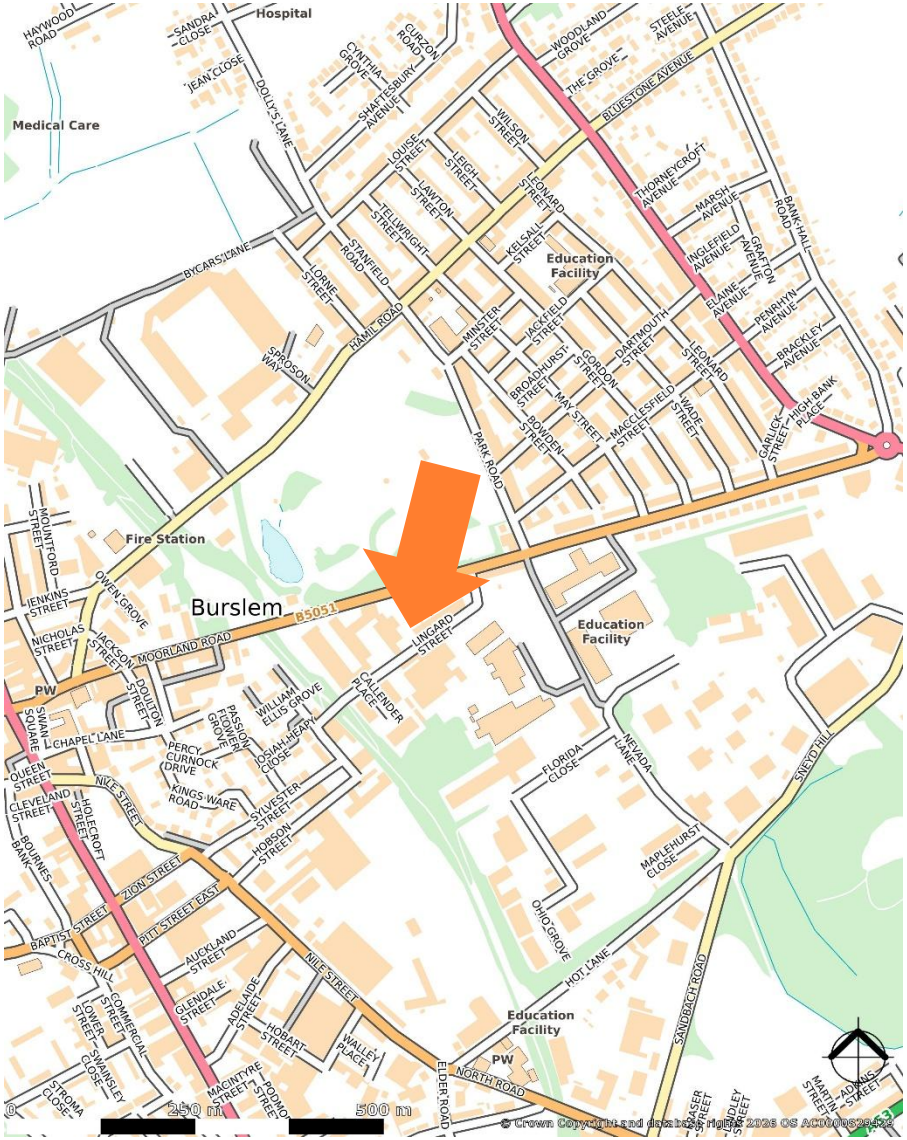
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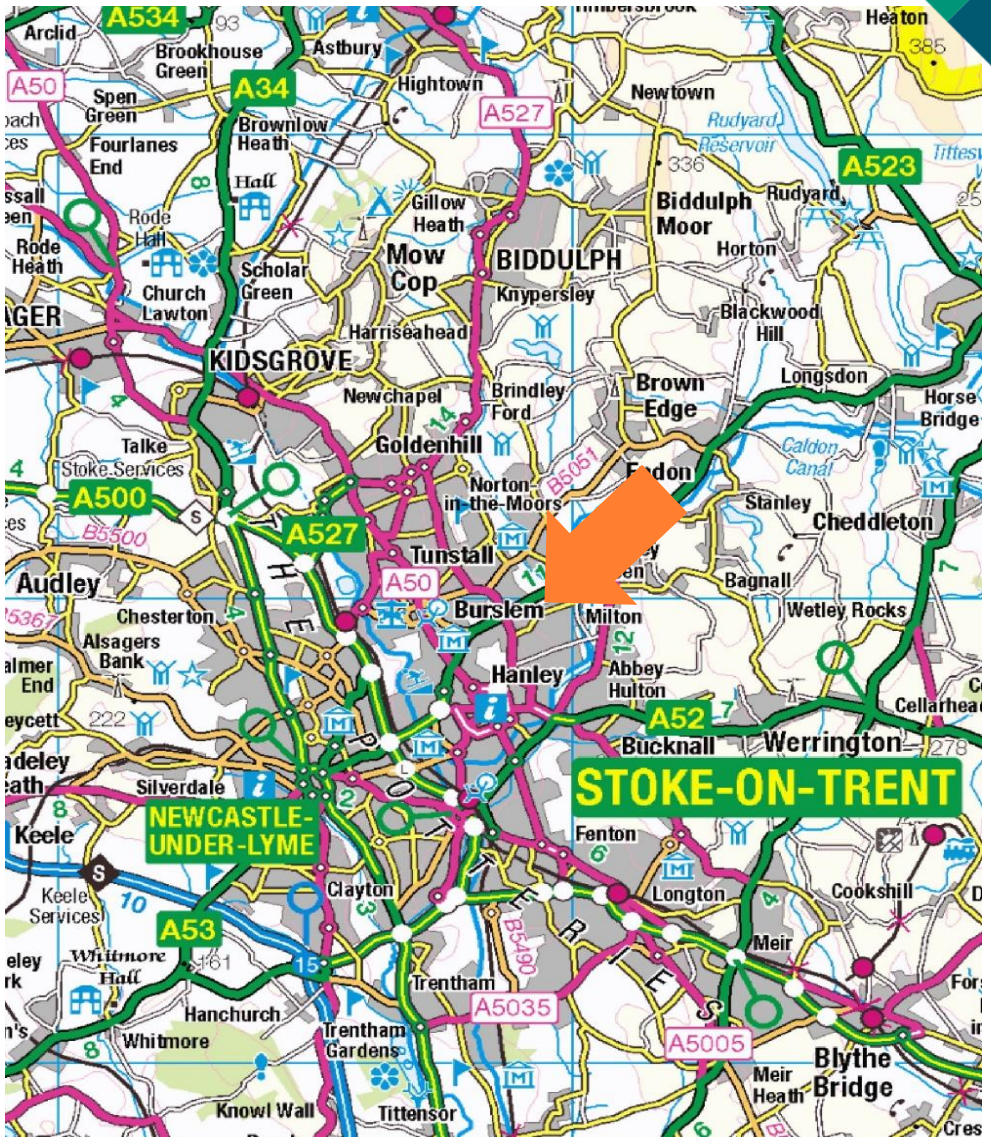
Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



5 NEW BUILD INDUSTRIAL UNITS
UNDER CONSTRUCTION

LINGARD STREET, STOKE ON TRENT,
ST6 1ED





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 contact.
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.