FOR SALE

COMMERCIAL PROPERTY WITH WASTE TRANSFER LICENCE

UNIT 9 MOSSFIELD ROAD INDUSTRIAL ESTATE, MOSSFIELD ROAD, ADDERLEY GREEN, STOKE-ON-TRENT, ST3 5BW

mounsey
CHARTERED SURVEYORS



Contact Rob Stevenson: Rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

WAREHOUSE / INDUSTRIAL

MOSSFIELD ROAD, ADDERLEY GREEN,
STOKE-ON-TRENT, ST3 5BW







LOCATION

The property is situated on Mossfield Road, within Mossfield Industrial Estate, Adderley Green, to the south-east of Stoke-on-Trent city centre, Staffordshire, ST3 5BW. The location forms part of an established commercial and industrial area accommodating a range of industrial, storage, manufacturing and waste management uses, making it well suited to a waste transfer station. Nearby occupiers include concrete production and other industrial businesses.

The property benefits from a strategic position within the Stoke-on-Trent urban area, providing access to a substantial local population and a wide commercial catchment across North Staffordshire. Stoke-on-Trent is served by the A50, A500 and wider regional road network, facilitating access to surrounding towns and employment centres.

DESCRIPTION

The property is a steel portal framed building with single skin clad elevations beneath a metal profile roof incorporating skylights, with roller shutters on two elevations. Internally, the building benefits from a weighbridge, welfare facilities, office and WC. The premise also benefits from 3 phase electric supply and LED high bay lighting. The building sits within a site area of 1.32 acres with concrete surface at the front and compacted crushed stone to the rear.

The property is suitable for a range of warehouse and industrial uses (B1, B2 & B8 uses), having been a long-established waste management depot, benefiting from an existing Environmental Permit (if required) covering a wide range of commercial and recyclable waste sectors, with more recent planning amendments. Further details can be obtained from the agents if required.

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ACCOMMODATION	SQ M	SQ FT
Warehouse GIA Eaves height 8m Site area 1.32 acres	860.76	9,265

TENURE

Freehold with vacant possession.

PRICE

£1.3m plus VAT.

RATING ASSESSMENT

The building has a rateable value of £41,500 in the 2026 listing. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council)

PLANNING

Planning granted in June 1999 for use as Waste Transfer Station & Offices (Ref SOT/36117).
Planning variation granted October 2023 to vary terms of the consent was granted (Ref 69143/VAR).
Interested parties are advised to make enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

Mains 3 phase electric and water are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.







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VAT

All prices are quoted exclusive of VAT which is applicable.

EPC

Rating B-48, expiring November 2036.

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

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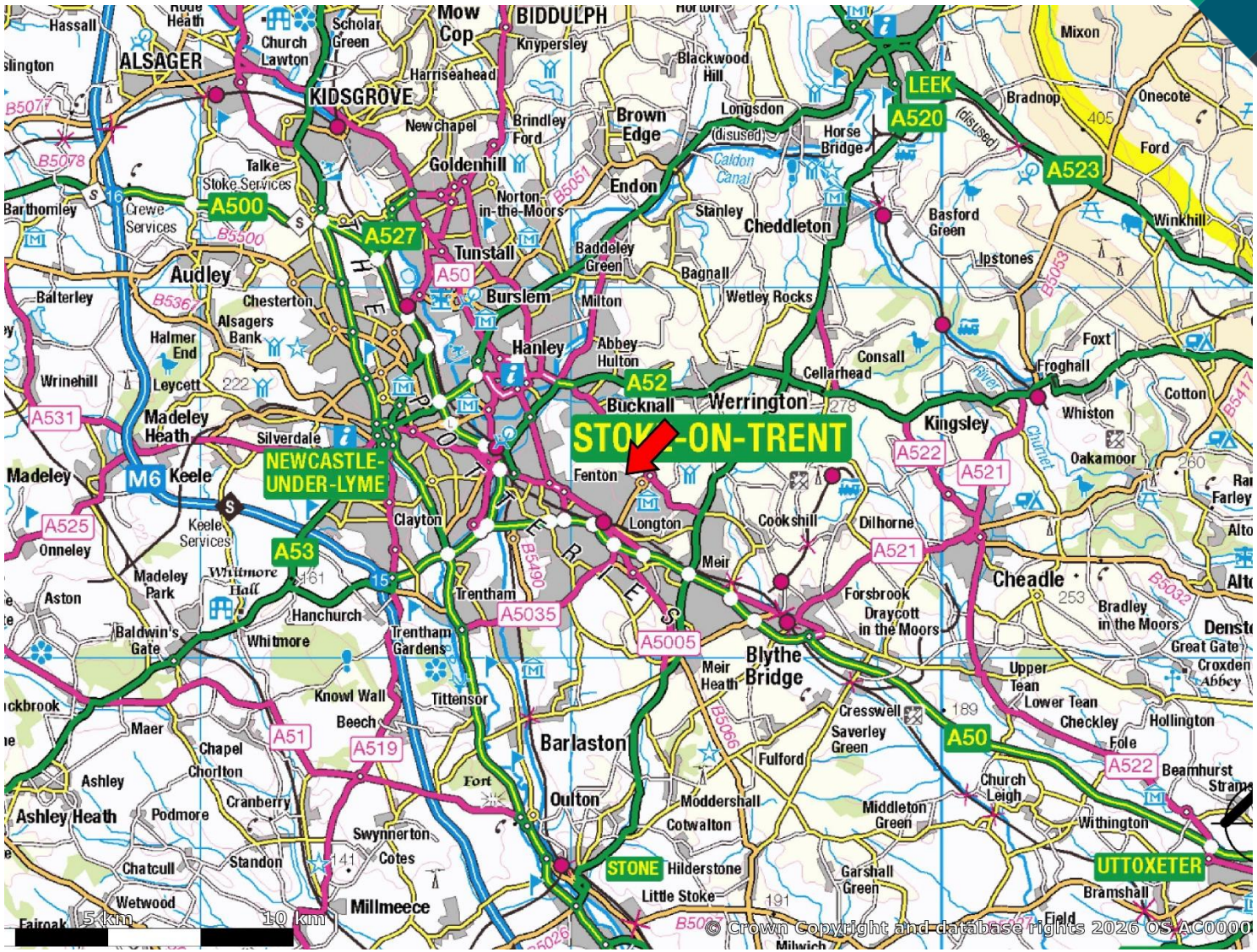
Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

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