

RORY MACK

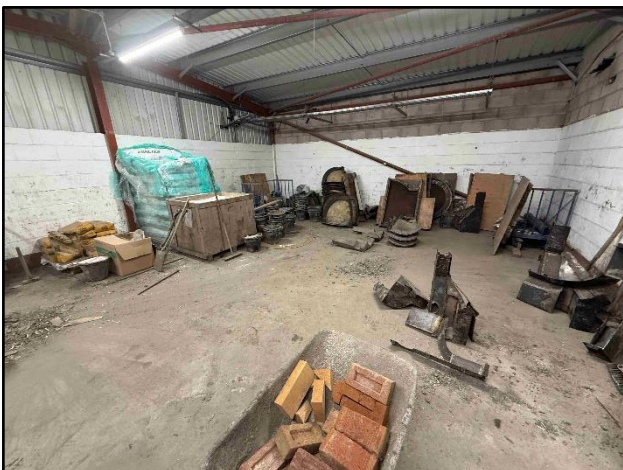
ASSOCIATES



**TRIO ICES PREMISES,
ELDER ROAD, COBRIDGE,
STOKE ON TRENT, ST6 2JF**

**TO LET
£22,500 PAX**

- Self contained industrial unit with office space
- Wrap around secure yard finished in tarmac
- Located within 1 mile off the A500 and 3 miles off the A50
- EPC – Band E (118)



FORMER TRIO ICES

ELDER ROAD, COBRIDGE

STOKE ON TRENT, ST6 2JF

GENERAL DESCRIPTION

An industrial premises with secure yard space located just off the A53 next to the new Ace Padel centre at Cobridge lights. The premises briefly comprises a detached steel portal frame building with minimum eaves height of approximately 13' " with an internal area of approximately 2,270 sq ft. The property is in good condition with metal profile cladding together with pitched clad roof surface. The building benefits from a variety of workshop rooms, office space, kitchen and bathroom. The wrap around yard provides ample space for storage or the parking of vehicles if required.

LOCATION

The site is located just off the A53 around 1 mile off the A500. Hanley centre is half a mile away and junction 15 of the M6 is accessible in just over 10 minutes by car at around 6 miles away.

SERVICES

We understand that mains water, drainage, gas and electricity is available. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £15,250 (From 1st April 2026)

Rates Payable: £6,588pa (26/27)

Note, the multiplier is changing and the rates payable in 26/27 will be calculated using the new non-RHL multiplier of 43.2p.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the incoming tenant paying £250 plus VAT for the preparation of the lease (if 7 years or less).

ACCOMMODATION

Warehouse areas: 1,771 sq ft

Office : 354 sq ft

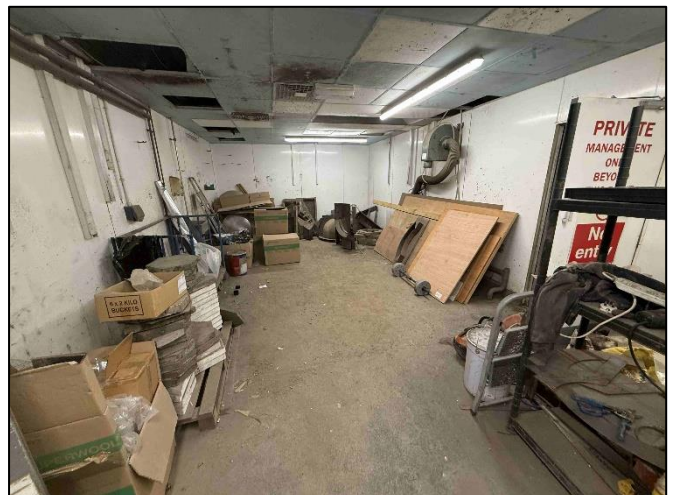
Plant room: 145 sq ft

WC: --

Total NIA: 2,270 sq ft

ANTI MONEY LAUNDERING REGULATIONS

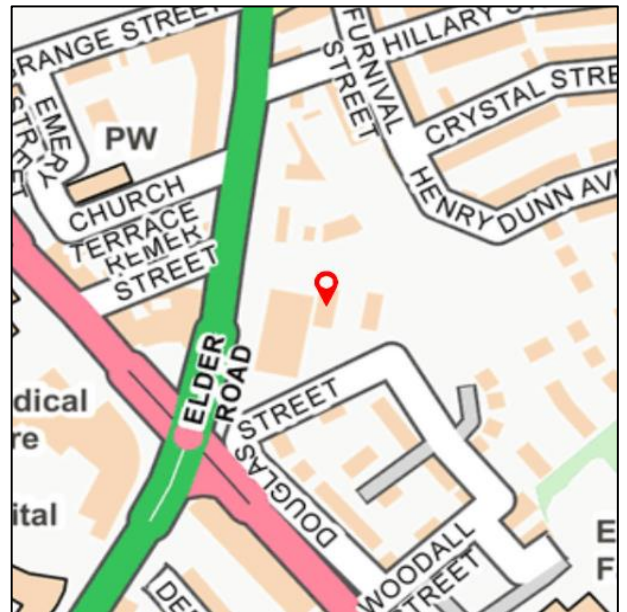
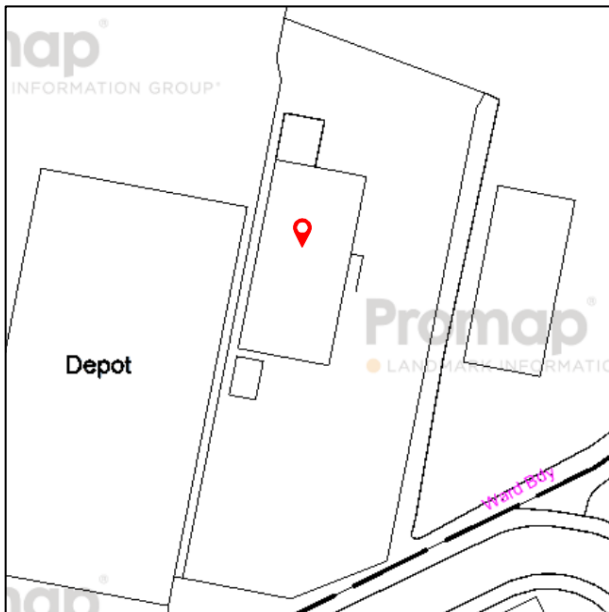
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



FORMER TRIO ICES

ELDER ROAD, COBRIDGE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements