

TO LET

WAREHOUSE / INDUSTRIAL UNIT

UNIT 34 PARK HALL BUSINESS VILLAGE, LONGTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST3 5XA



Contact James Craine: james@mounseysurveyors.co.uk

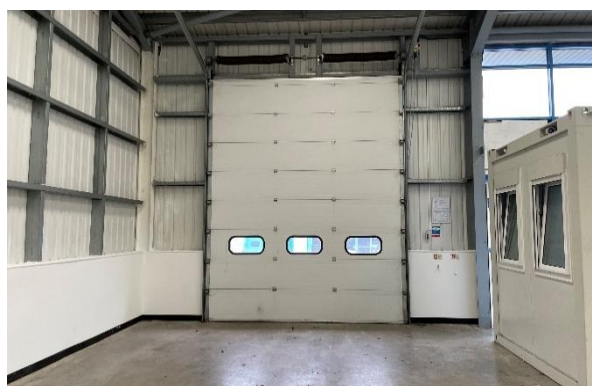
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LOCATION

The property is situated on Park Hall Business Village which is an established commercial location off Park Hall Road in Longton. The estate benefits from good road links being located approximately 1 mile from the A50 trunk road with the A500 dual carriageway and Junctions 15 & 16 of the M6 Motorway being in close proximity.

Surrounding occupiers include Franke, Easy Composites and Fifteen Group Limited.

DESCRIPTION

The property comprises of an end-terrace industrial unit of steel portal frame construction beneath a pitched roof incorporating skylights with a concrete floor.

The unit briefly benefits from the following:

- Electric Roller Shutter Access
- Allocated Car Parking
- Shell Unit
- Three Phase Electric
- Warehouse Lighting
- Staff Welfare Facility – available by way of separate negotiation.

Please note no vehicle related uses will be accepted.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	240.00	2,548

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TENURE

The property is available by way of an assignment of the current lease agreement or by way of a new lease on terms to be agreed.

RENT

On application.

ESTATE CHARGE

An estate charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.

EPC

D-88.

RATING ASSESSMENT

The property has a rateable value of £16,250. Some occupiers may benefit from small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.



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SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

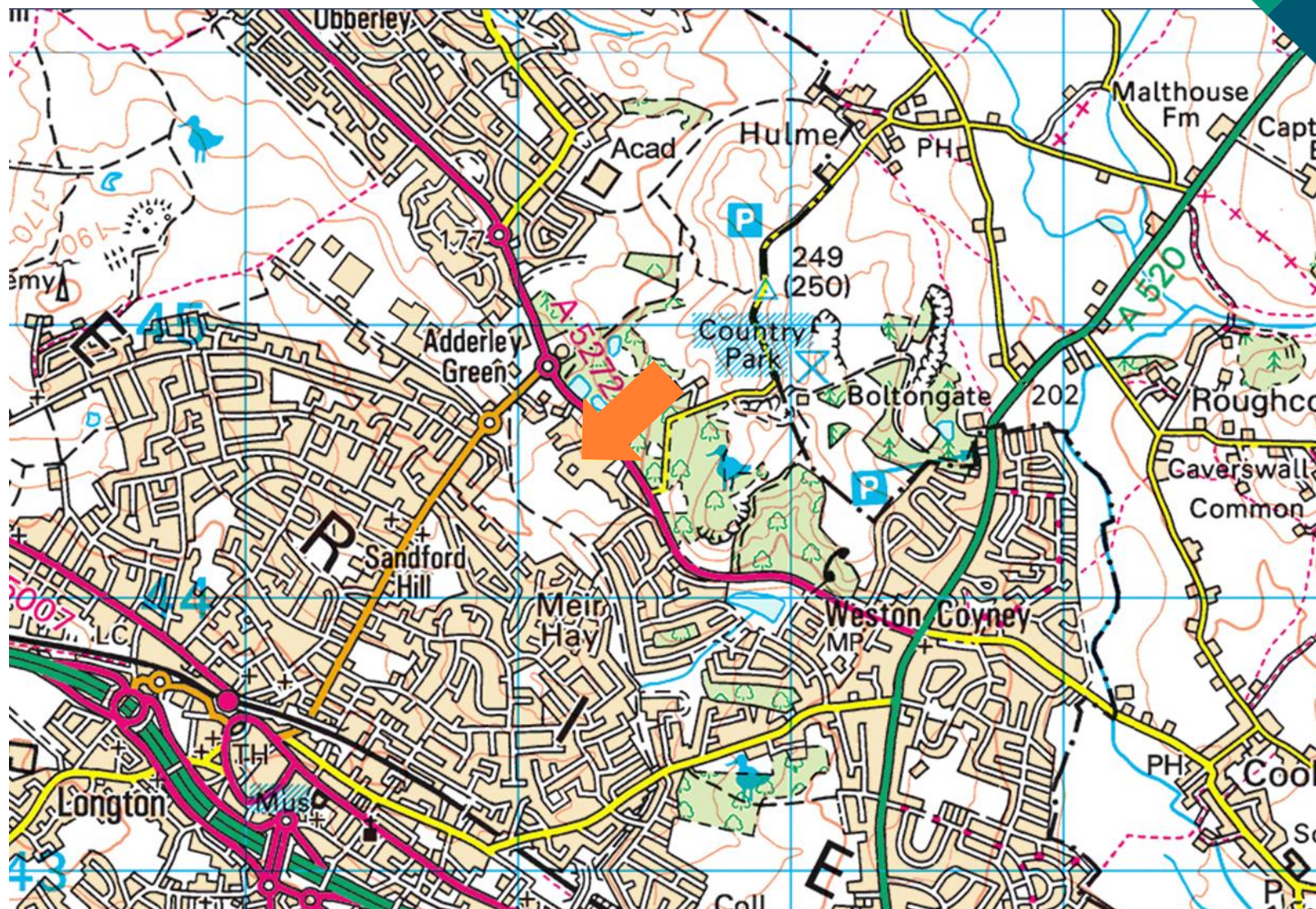
We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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Mounsey 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:

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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.

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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.