# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNITS 1 & 2 DUDSON BUSINESS PARK, NILE STREET, BURSLEM, STOKE-ON-TRENT, ST6 2BA

mounsey
CHARTERED SURVEYORS



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## LOCATION

The site is located on Nile Street on the outskirts of Burslem town centre in an established commercial location with good road links for the Stoke-on-Trent conurbation.

- Hanley Town Centre: 2 miles
- M6 J15: 6.8 miles
- A500: 1.5 miles
- M6 J16: 7 miles

## DESCRIPTION - 360 Tour Link Click Here

The property is a modern steel portal framed building with multiple roller shutters suitable for a range of uses including warehousing. There is potential to provide private external storage along the north elevation which also provides access to the rear. The property benefits include:

- 3 x roller shutters (4m W x 5m H) to the front elevation with canopy.
- 1 x roller shutter to the rear elevation.
- Eaves height from 5m to 6.5m.
- Ridge height from 6.5m to 8m.
- LED high bay lighting.
- Gas blower heaters in situ but not connected or tested.
- Three phase electric supply.
- Shared service yard.
- Car parking.

| ACCOMMODATION | SQ M | SQ FT |
|---|---|---|
| Total GIA | 4,412.89 | 47,500 |

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## TENURE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

## RENT

£220,000 per annum exclusive.

## EPC

C-67.

## RATING ASSESSMENT

The property is to be reassessed. We recommend that enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

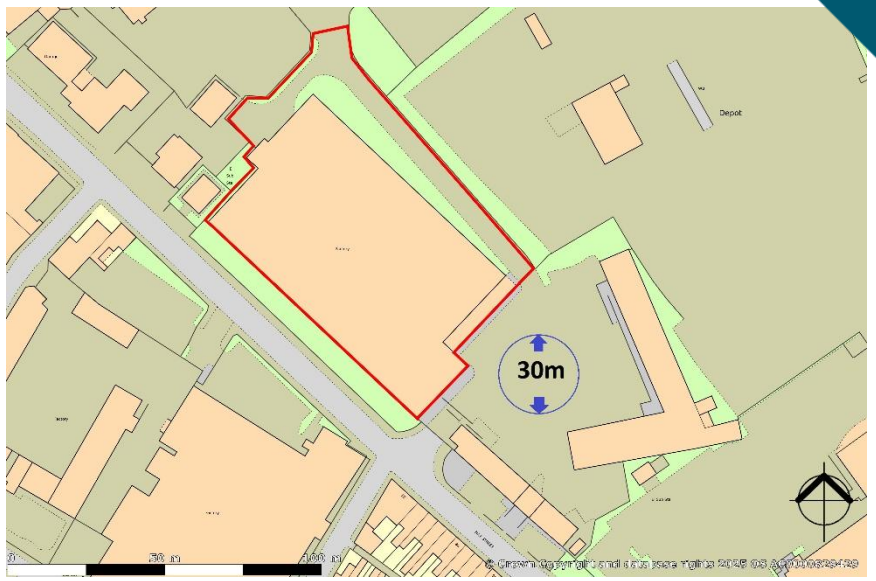
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## SERVICES

Mains electric and water services are connected, gas will require a new separate supply to the property if required. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.






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## LEGAL COSTS

Each party are responsible for their own legal and professional costs in connection with the transaction.

## CONTACT


**Rob Stevenson**

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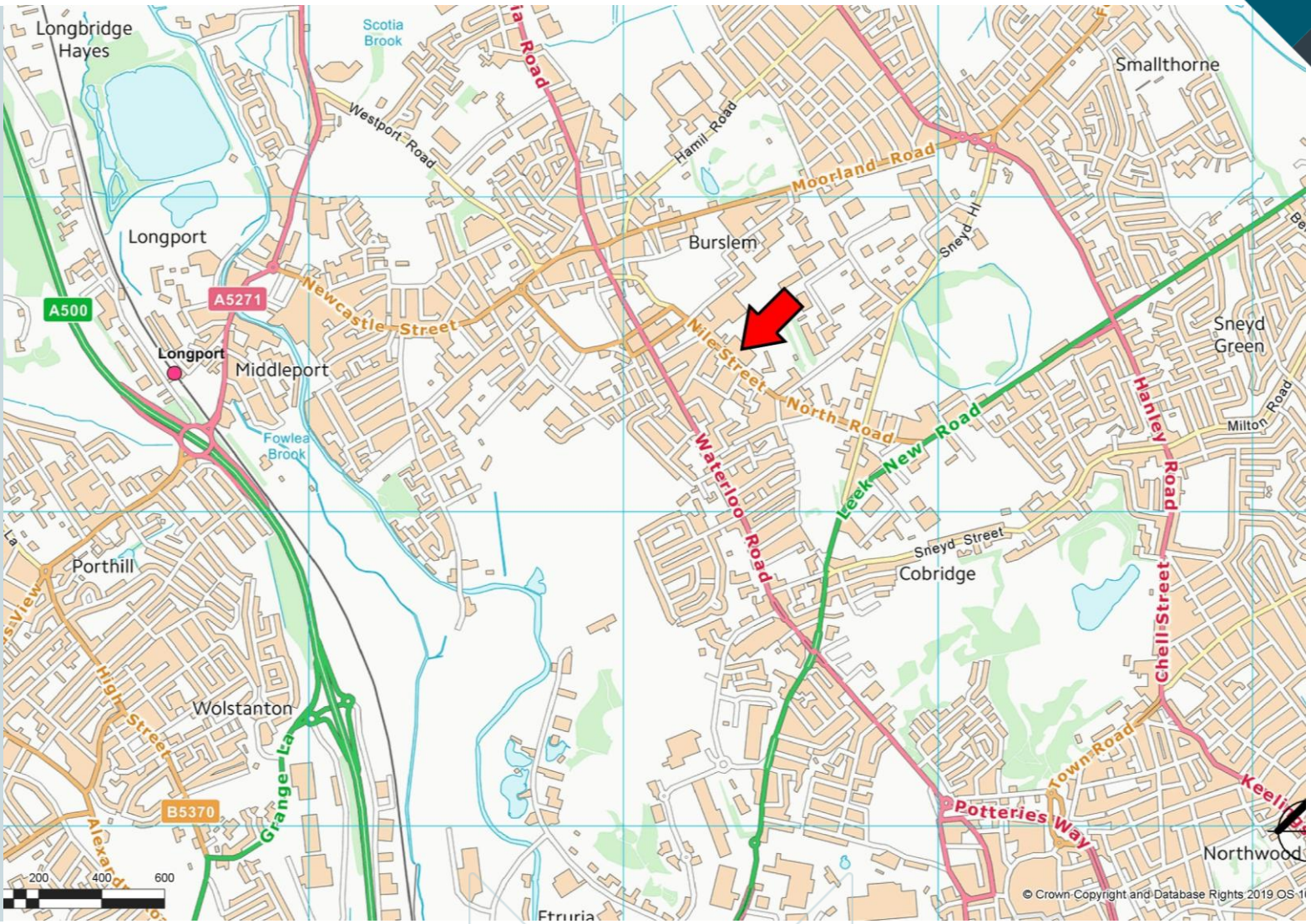
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**Mounsey Chartered Surveyors**,
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# Our services

**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.