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PROPERTY CONSULTANCY

TO LET / FOR SALE

INDUSTRIAL/WAREHOUSE UNITS

UNIT A1 SNEYD HILL INDUSTRIAL ESTATE
SNEYD HILL, BURSLEM
STOKE ON TRENT
ST6 2EB

4,528 sq ft (420 sq m)
(Approx. Gross Internal Area)

- Flexible leases available
- Incentivised rents
- Established industrial location

Location:

Unit A1 is located at the south entrance of Sneyd Hill Industrial Estate. Sneyd Hill Industrial Estate is located in Burslem and accessed off Sneyd Hill/Sandbach Road via two entrances. Existing occupiers include PHS Group, City Plumbing and Nicholas and Clarke Group.

Burslem is one of the 5 towns of Stoke on Trent with Hanley City Centre within 2 miles. The main dual carriageway A500 (D Road) is within close proximity (3 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South and 16 to the North.

Description:

The estate consists of three terraces of steel portal framed industrial/warehouse units, benefiting from the following specification:

- Brick and steel clad elevations
- 4.8 metres eaves height
- Self-contained offices
- Loading areas
- Steel roller shutter loading doors

Accommodation:

Approx. Gross Internal Area – 4,528 sq ft (420 sq m)

Rent / Price:

Rent - £18,500 per annum exclusive.

Price – Offers invited

Tenure:

The unit is available on new full repairing and insuring leases on terms to be agreed.

Alternatively, the landlord will consider a sale on a long leasehold basis.

Energy Performance Certificate:

EPC Rating – E (111)

Rating Assessment:

The unit has a current rateable value of £13,750 (2010 Listing).

Service Charge:

A service charge is levied in respect of the maintenance and repair of the common areas of the estate. Current service charge figures are available from the agents.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Legal Costs:

Each party to be responsible for their own legal costs incurred.

Viewing:

Strictly by prior appointment with the sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Tel: 01782 272555

Contact: Becky Colclough / Andrew Groves
becky.colclough@harrislamb.com
andrew.groves@harrislamb.com

Ref: ST889
Date: October 2016

Subject to Contract

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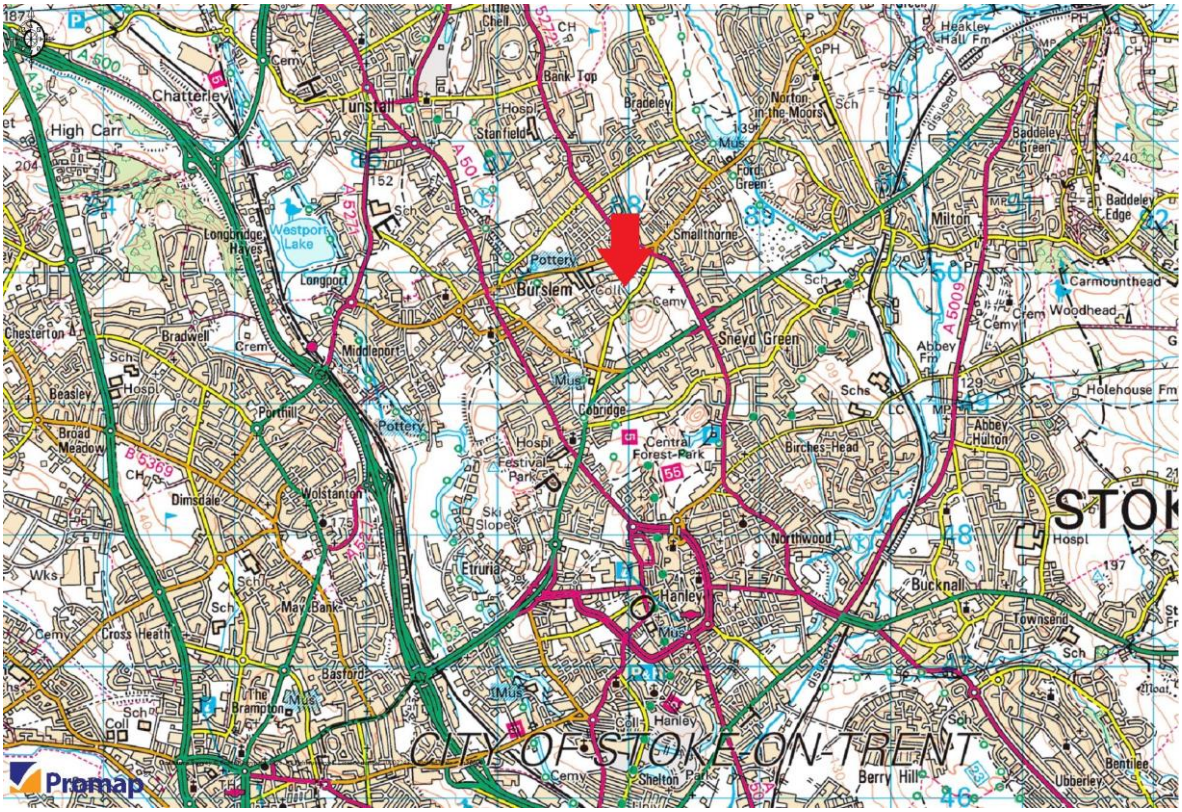

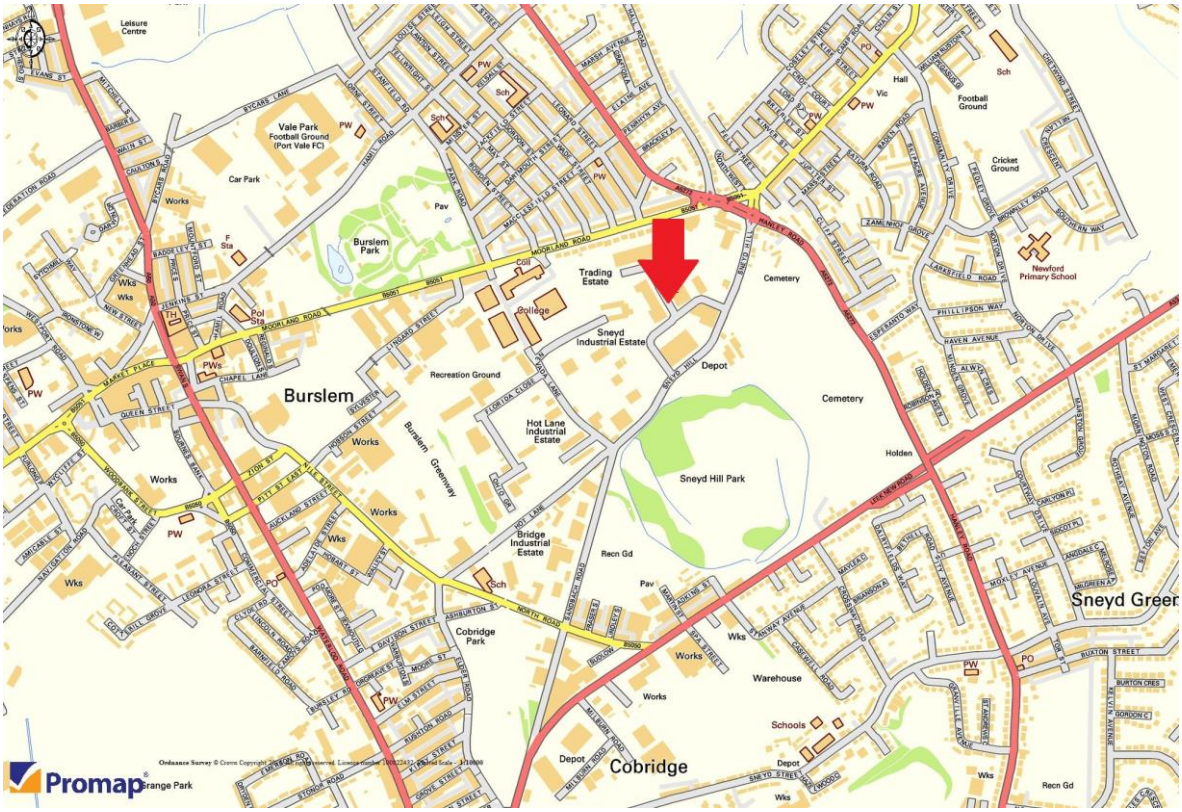

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