



FOR SALE (MAY LET)

INDUSTRIAL/WAREHOUSE UNIT

**GARFIELD WORKS
UTTOXETER ROAD
LONGTON
STOKE-ON-TRENT
ST3 1NY**



22,681 sq. ft. (2,107 sq. m.)

Approx. Gross Internal Area

- * Flexible manufacturing/warehouse space
- * Additional mezzanine floor 2,007 sq. ft. (186 sq. m.)
- * A50 dual carriageway approx. 0.5 miles



Location:

The premises are situated on Uttoxeter Road (A5007) lying to the east of Longton Town Centre and providing good access to the A50 dual carriageway. The A50 provides access to the A500 D Road which in turn gives access to the M6 at Junction 15 approximately 4 miles.

The immediate surrounding area is a mixture of commercial and industrial uses.

Description:

The premises comprise an industrial complex consisting of three interlinking buildings giving single storey and multi-storey accommodation.

Units 1 and 2 are single storey steel portal frame units with concrete floors and pitched roofs incorporating roof lights. Eaves height is approx. 5.3m. There is a mezzanine floor in unit 2 giving useful additional storage. Loading access is obtained via 2 roller shutter doors in the front elevation.

Unit 3 is constructed over 3 floors providing basement, ground and first floor manufacturing / storage accommodation. A 3 ton goods lift provides access to the basement and first floor. Working height is approx. 2.8m.

Externally, there is a car park and loading area to the front accessed directly off Uttoxeter Road.

Accommodation:

Unit	Description	sq. m.	sq. ft.
Unit 1	Warehouse	362.45	3,901
Unit 2	Warehouse	700.95	7,545
Unit 3	Ground Floor	283.06	3,046
Unit 3	Basement	482.61	5,195
Unit 3	First Floor	278.20	2,994
Approximate Gross Internal Area		2,107.27	22,681

Additional mezzanine floor – 2,007 sq ft (186.53 sq m).

Tenure:

The freehold of the property is available to purchase. Alternatively, consideration may be given to granting a lease on terms to be agreed.

Price/Rent:

Price - £550,000.
Rent - upon application.

Rating Assessment:

The premises have a current rateable value of £44,750 (2015 listing).

Planning:

Interested parties to make their own enquiries to Stoke-on-Trent City Council.

Energy Performance Certificate:

Rating – E (116).

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
Fax: 01782 272511

Contact: Andrew Groves
Email: andrew.groves@harrislamb.com

Becky Colclough
Email: becky.colclough@harrislamb.com

Ref: ST1045
Date: May 2017

Subject To Contract

