

RORY MACK

ASSOCIATES

TO LET:

£19,500 PAX

Unit 3 The Rumble Business Park

Broom Street, Hanley,
Stoke-on-Trent, ST1 2EN



- Unit 3 of a terrace of three self-contained industrial/warehouse units - currently under construction
- Effectively brand-new unit with on-site parking
- Edge of city centre location with excellent road connections
- GIA 3,271 ft.² (304 m²)

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Reg No. 6424169

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GENERAL DESCRIPTION

Situated in a brand-new terrace of three self-contained industrial/warehouse units with profile clad elevations and roller shutter access doors, supporting a pitched profile clad roof surface. Unit 3 is self-contained and is offered as in 'shell' form together with a toilet cubicle and benefits from seven designated parking spaces on top of which there will be a number of visitor spaces. The units have been finished to a high standard and benefit from a secure yard finished in concrete hardstanding with direct access to Broom Street.

LOCATION

The units have frontage to Broom Street and are within 500 yards of the city ring-road (A50) which leads to the (A53) which in turn leads to A500 dual carriageway which provides direct access to Junction 15 and 16 of the M6.

ACCOMMODATION

Accommodation/rentals

Unit 3: 3,271 ft.² (304 m²) £19,500 PAX

VAT

The rent is subject to VAT.

PLANNING

The units have been constructed in accordance with Planning Permission Application Number 62349/FUL which grants consent for the units to be used for B1C purposes (industrial processes which can be carried out in a residential area). Subject to planning where required, the units would also suit B8 'Storage and Distribution' use.

SERVICES

All mains services including a 60 amp three phase electricity supply will be connected. CCTV will cover the yard area which can be remotely viewed by tenants on a smartphone. No services have been tested by the Agents.

BUSINESS RATES

The units are yet to be assessed.

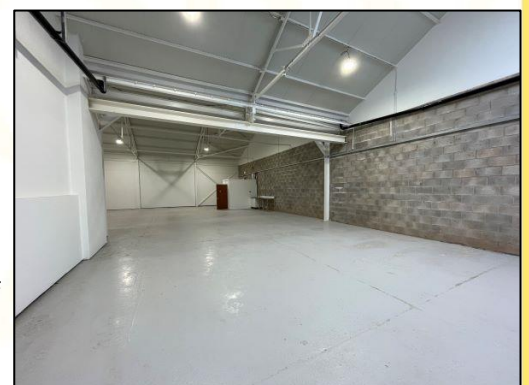
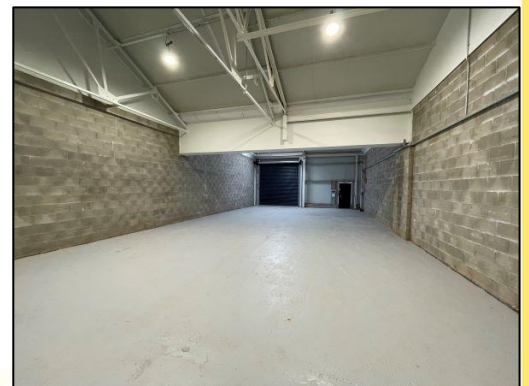
EPC

Rating B

TENURE

Unit 3 is available by way of a new full repairing and insuring lease for a term of years to agreed, with rent reviews every three years and with the incoming tenant being responsible for landlords' reasonable legal fees incurred.

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Strictly by appointment through agents:

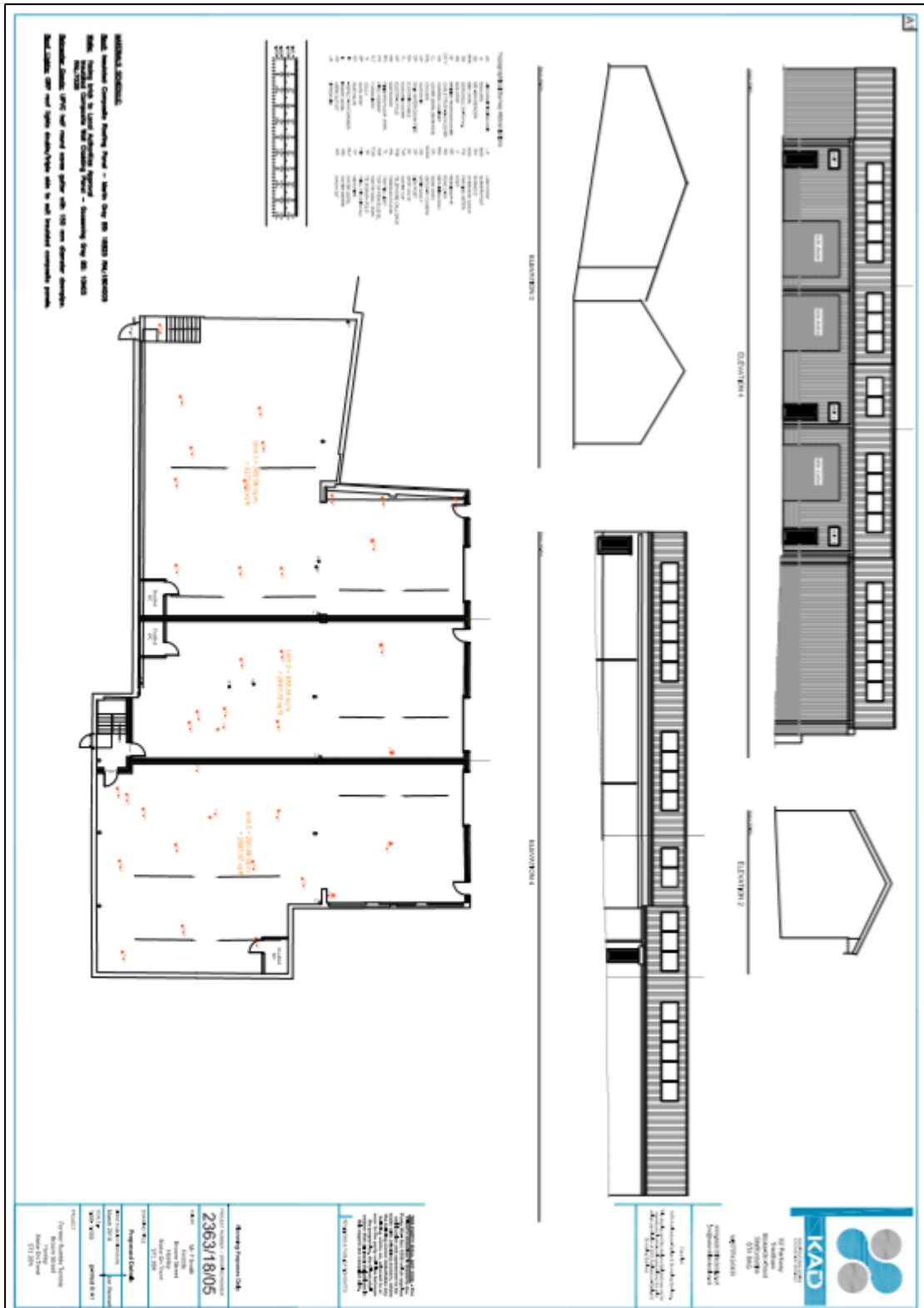
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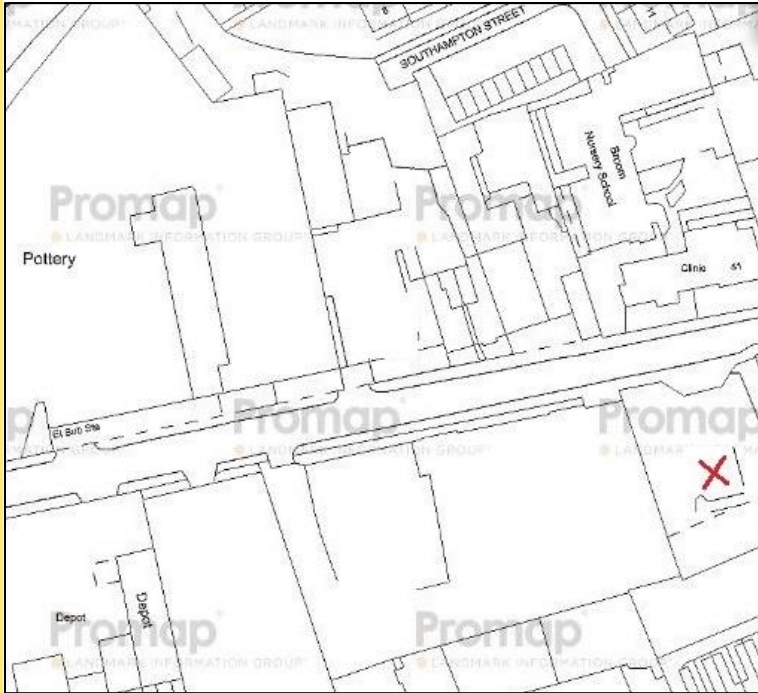
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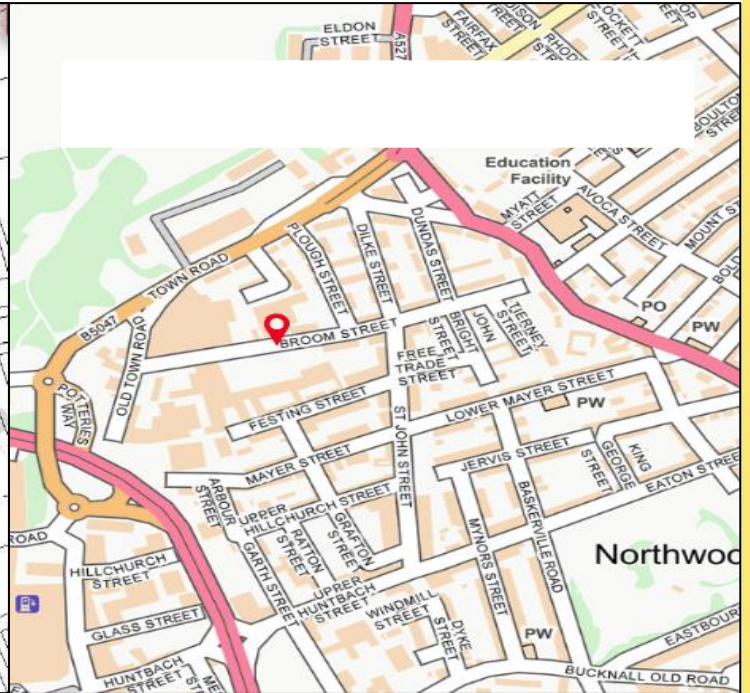
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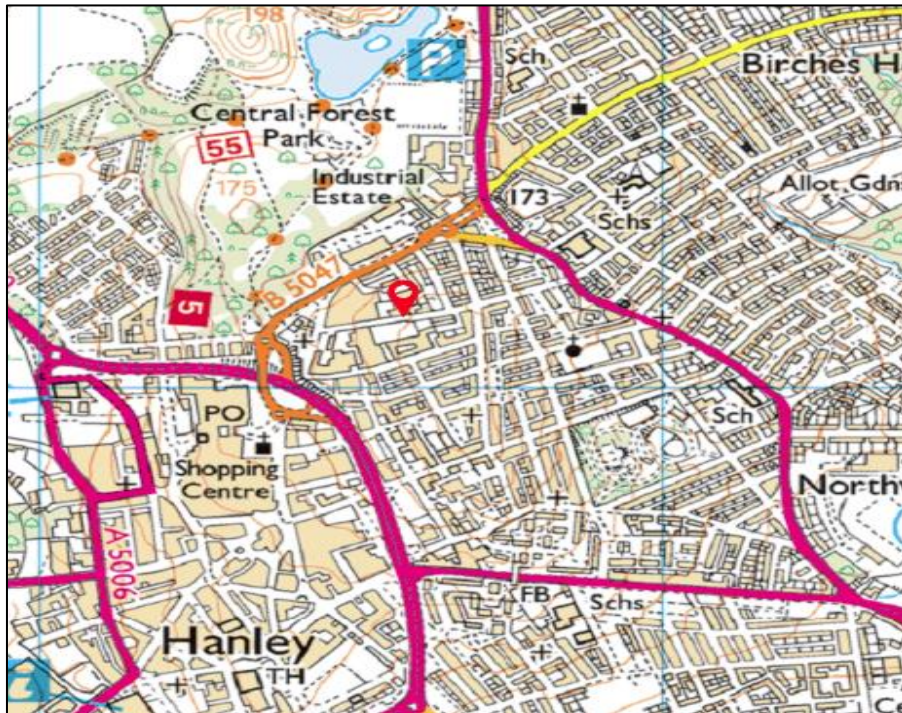
ORDANANCE MAP



STREET MAP



TOWN MAP



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