

TO LET

WAREHOUSE / INDUSTRIAL UNIT – INCENTIVES AVAILABLE

UNIT 2 MILTON ROAD, NEW HALL MILLS, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 6LE



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WAREHOUSE / INDUSTRIAL UNIT

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STOKE-ON-TRENT, STAFFORDSHIRE, ST1 6LE



LOCATION

The property is situated on Milton Road which is an established commercial location within New Hall Mills. The unit is in close proximity to the A53 which provides direct access to the A500 Dual Carriageway. Junctions 15 & 16 of the M6 Motorway are approximately 7.8 miles and 9.1 miles distant respectively.

Surrounding occupiers include Alifab, Spectrum Alloys and Rowtype Printers.

DESCRIPTION

The property comprises of a mid-terrace industrial unit of steel portal frame construction beneath a pitched roof incorporating skylights.

The unit briefly benefits from the following:

- Roller Shutter Access
- Eaves Height of 5.58 Meters
- Yard Area
- Allocated Car Parking
- Staff Welfare Facilities
- First Floor Office Accommodation
- 400 AMP Power Supply

Please note that the internal photographs shown are prior to the current tenants occupation.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	1,086.96	11,700
Mezzanine	209.03	2,250

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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed. Incentives are also available subject to lease terms.

RENT

£60,000 plus VAT per annum.

EPC

E-125.

RATING ASSESSMENT

The property has a rateable value of £40,250. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

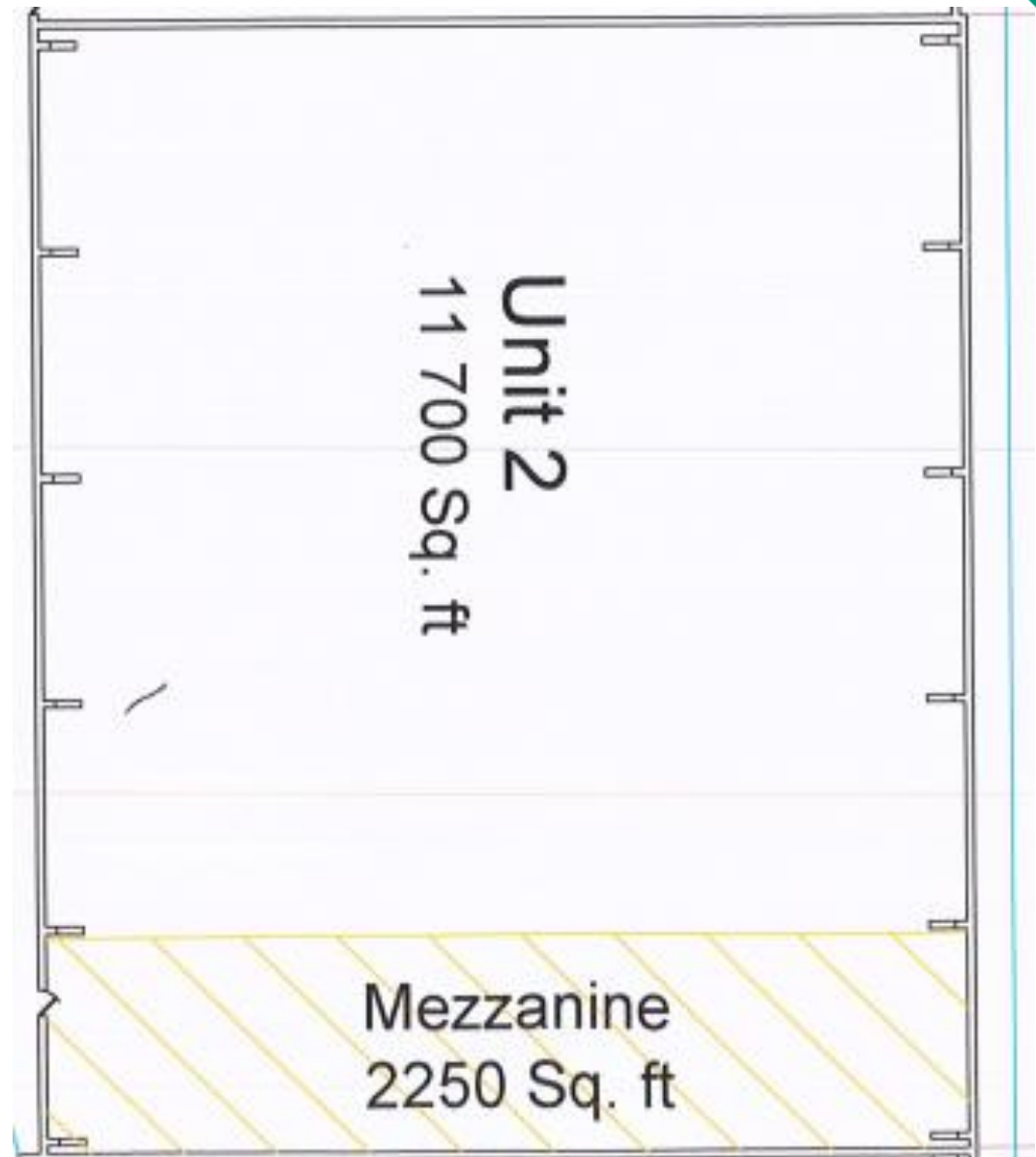
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which may be applicable.

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.



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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.

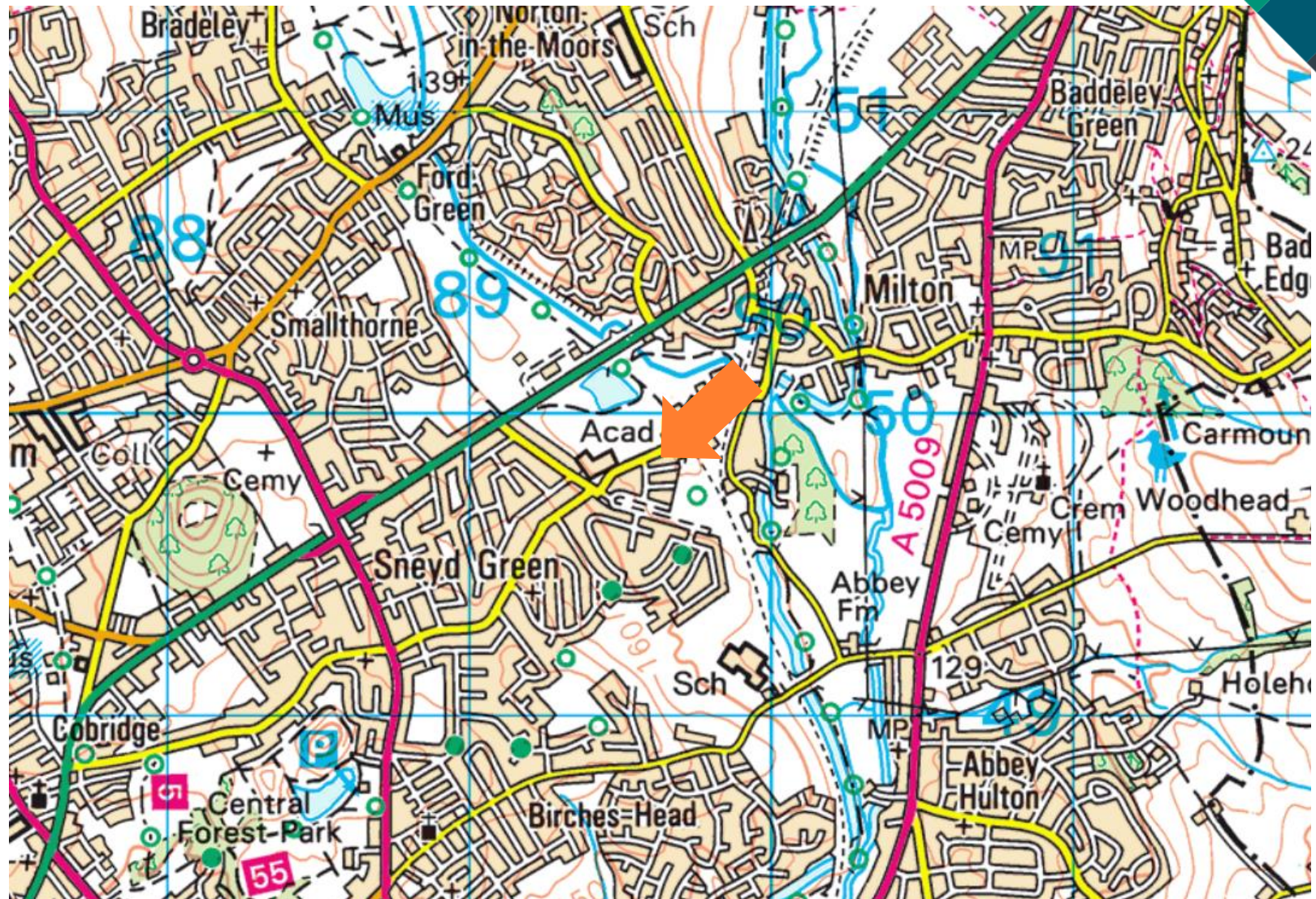
CONTACT

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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.



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Residential Survey and Valuation

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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.