

TO LET

HYBRID INDUSTRIAL / WAREHOUSE PREMISES

UNITS 7A AND 8A OLDHAM STREET, HANLEY, STOKE-ON-TRENT, ST1 3EY



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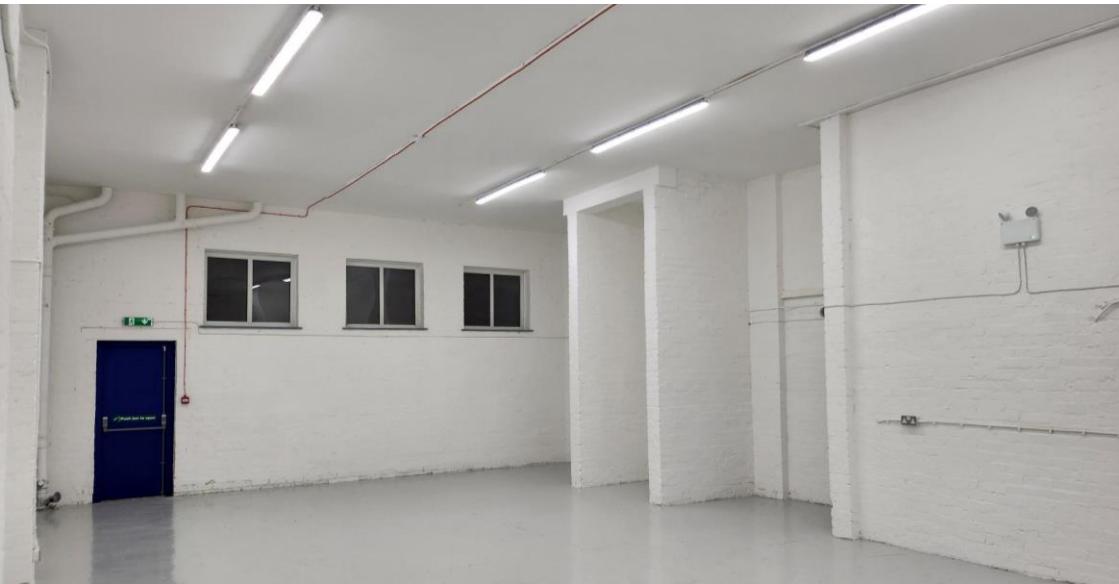
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HYBRID INDUSTRIAL / WAREHOUSE PREMISES

UNITS 7A AND 8A OLDHAM STREET,
HANLEY, STOKE-ON-TRENT, ST1 3EY

Unit 8a



LOCATION

The units are located on Oldham Street in Hanley accessed from Leek Road. Leek Road provides access to Hanley City Centre to the north and the A500 dual carriageway to the south (1.5miles).

The A500 dual carriageway provides access to the wider Stoke on Trent towns, Newcastle under Lyme and Junction 15 to the M6 motorway (4.5miles).

DESCRIPTION

The units comprise of two hybrid industrial/warehouse units with ground floor warehouse space and first floor office accommodation. Unit 7a has been refurbished with unit 8a to also benefit from the same.

The property benefits from the following specification:

- Ground floor working height of 4m
- Electric Roller Shutter Door
- First floor office accommodation
- WCs and kitchen
- LED lighting

[Unit 8a – Virtual Tour](#)

ACCOMMODATION	SQ M	SQ FT
Unit 7a – UNDER OFFER		
Ground Floor	153.32	1,650
First Floor	153.32	1,650
Total GIA	305.45	3,288
Unit 8a		
Ground Floor	112.87	1,215
First Floor	112.87	1,215
Total GIA	225.65	2,429

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RENT

Unit 7a - £19,500 per annum exclusive.

Unit 8a - £14,500 per annum exclusive.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

EPC

EPC rating:

Unit 7a – D (89).

Unit 8a – D (81).

RATING ASSESSMENT

The units have rateable values of;

Unit 7a - £9,000 (2023 listing).

Unit 8a - £8,200 (2023 listing).

Both are below the current £12,000 threshold for small business rates relief. 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).

TENURE

The property is available on a new full repairing and insuring lease terms.

SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

VAT

All prices are quoted exclusive of VAT which is applicable.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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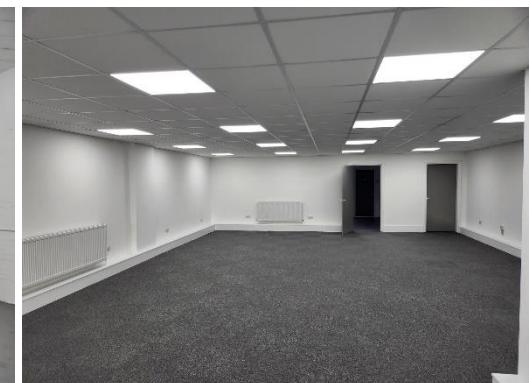
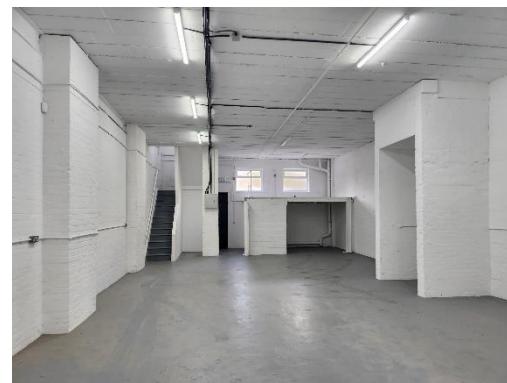
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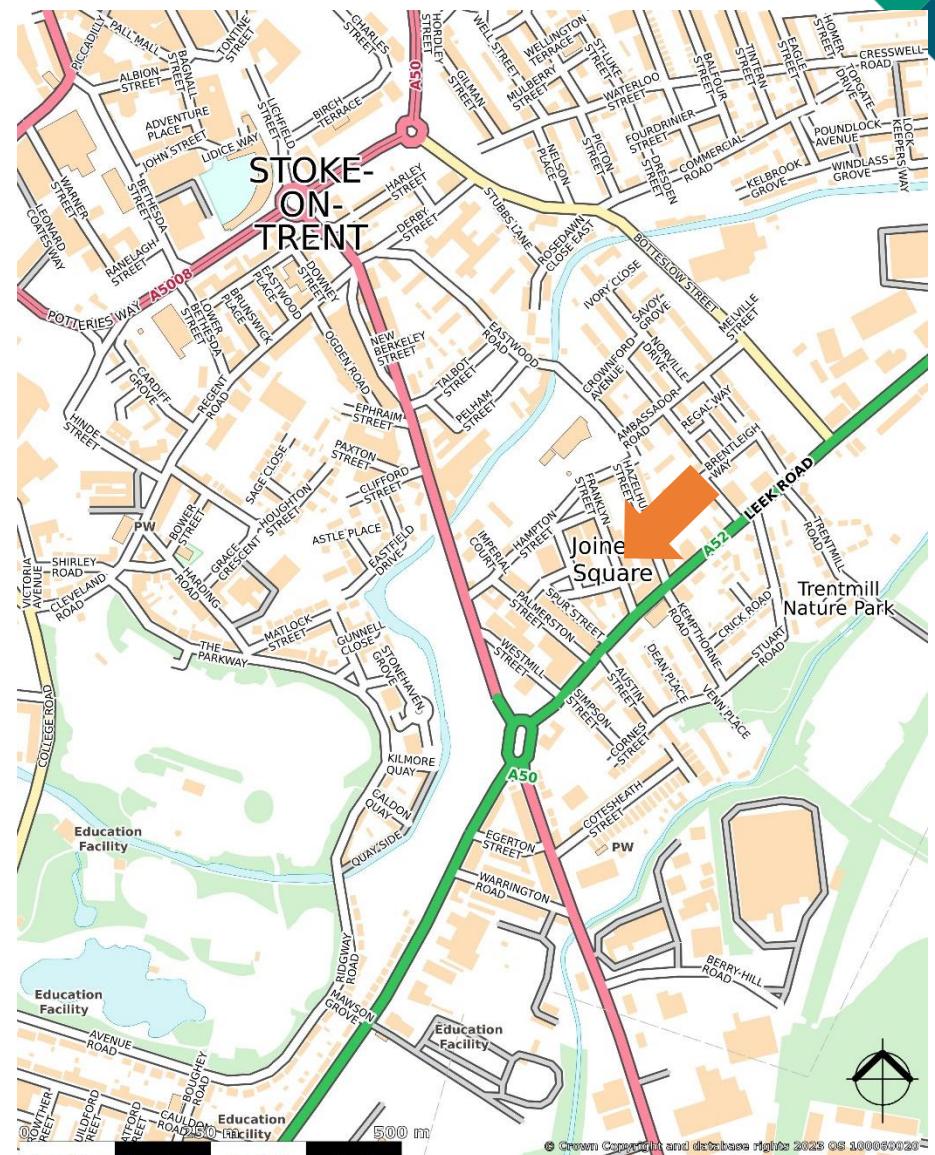
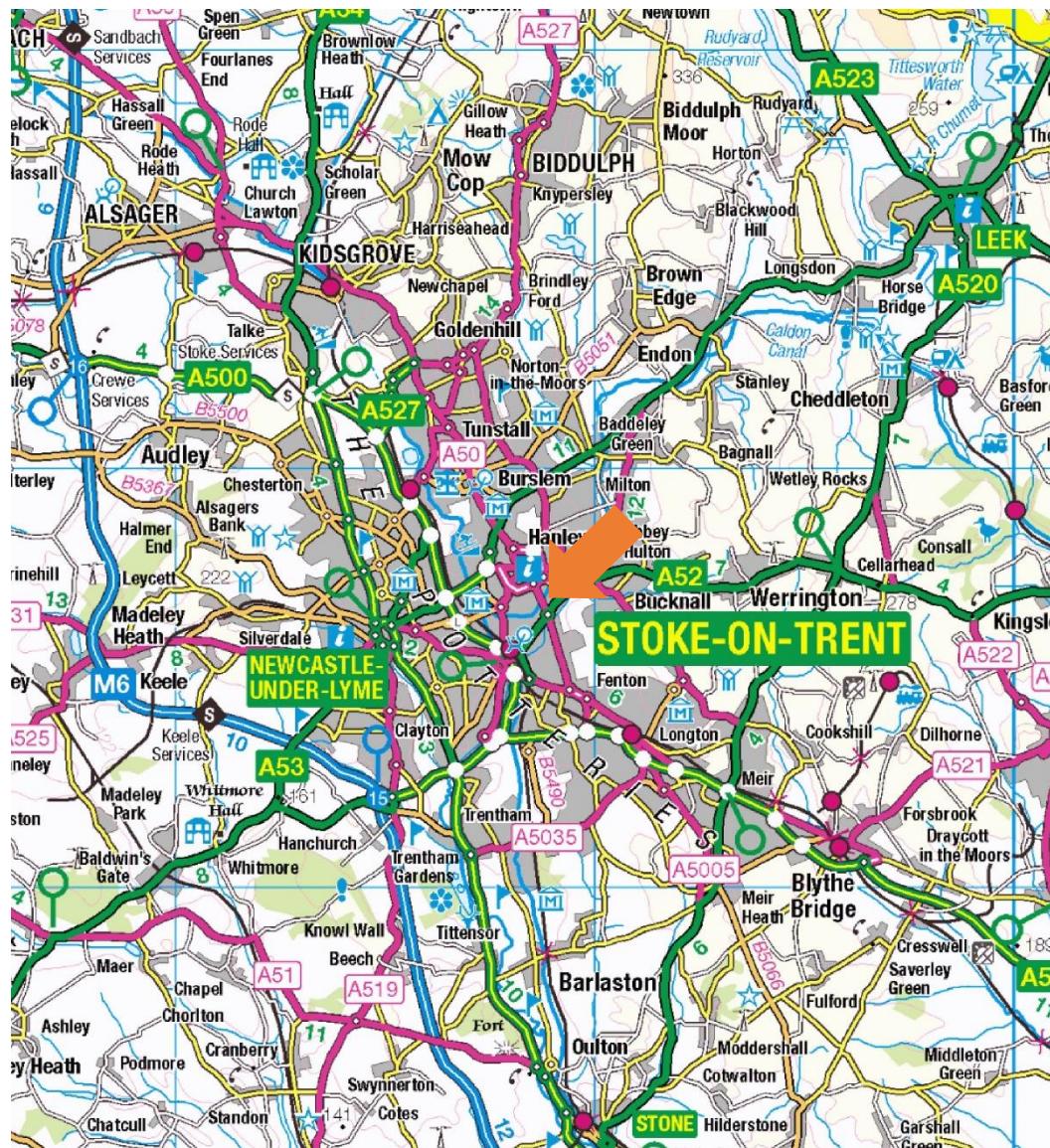
Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

Unit 7a



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- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property.
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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.