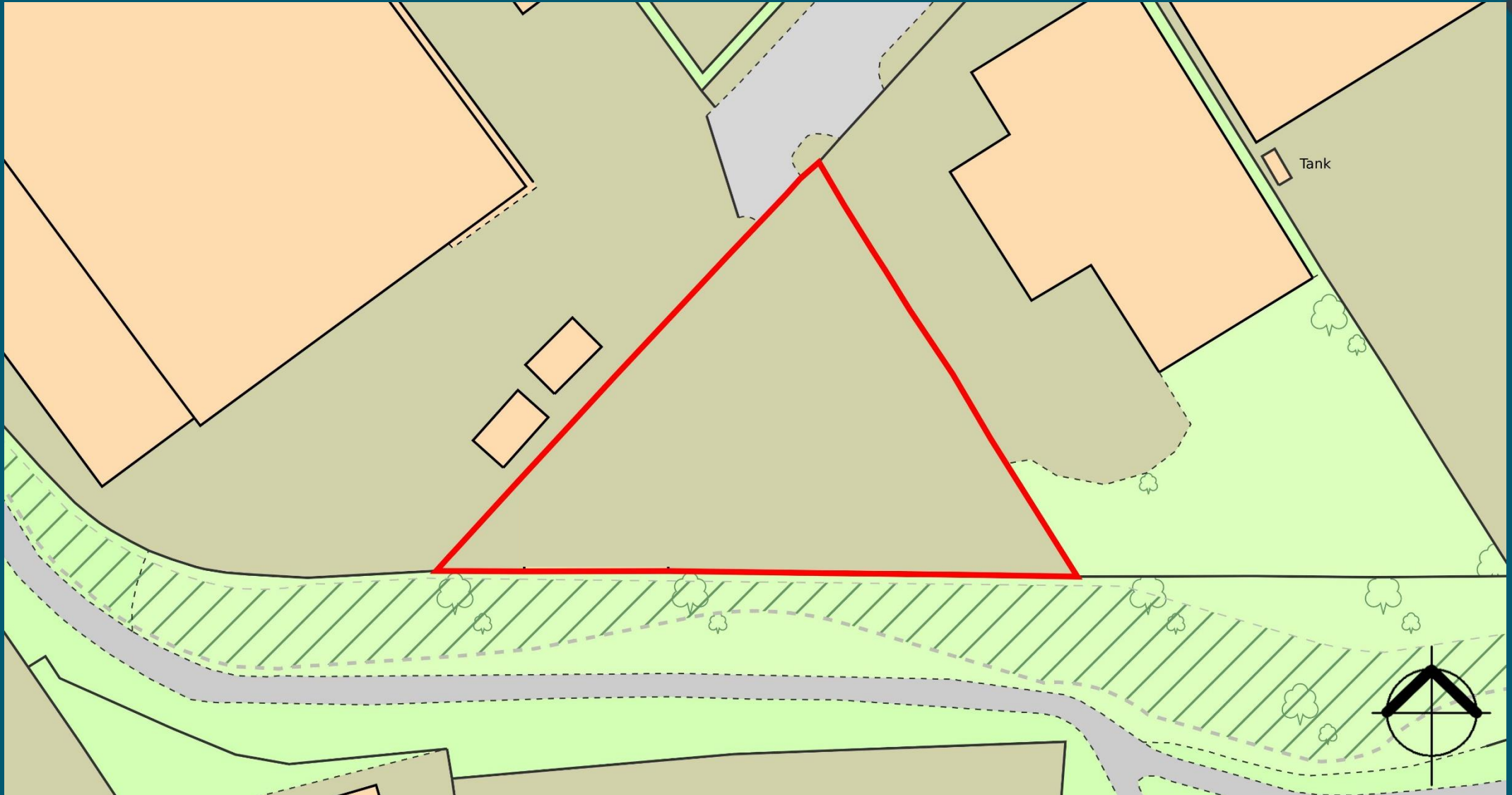


# TO LET

FULLY FENCED COMPOUND

COMPOUND ON COBRIDGE INDUSTRIAL ESTATE, MILBURN ROAD, STOKE-ON-TRENT, ST6 2LA



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

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# FULLY FENCED COMPOUND

COMPOUND ON COBRIDGE INDUSTRIAL ESTATE,  
STOKE-ON-TRENT, ST6 2LA



## LOCATION

The compound is situated on the well-established Cobridge Industrial Estate located off Leek New Road (A53). The site benefits from excellent road links being located approximately 1.9 miles distant from the A500 Dual Carriageway with Junctions 15 & 16 of the M6 Motorway located approximately 6.5 and 9.2 miles respectively.

Surrounding occupiers include Wooden Windows, Motus Commercials and Baskervilles.

## DESCRIPTION

The site comprises of a mixed surfaced compound being secured by way of perimeter fencing and accessed via a double gated entrance.

## RENT

£15,000 per annum (exclusive).

## ACCOMMODATION

## HECTARES

## ACRES

Area	0.097	0.24
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# FULLY FENCED COMPOUND

COMPOUND ON COBRIDGE INDUSTRIAL ESTATE,  
STOKE-ON-TRENT, ST6 2LA

## TENURE

The compound is available by way of a new lease on terms to be agreed.

## EPC

Not Applicable.

## RATING ASSESSMENT

We understand that the site has a ratable value of £8,000. Some occupiers may benefit from 100% 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).

## VAT

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

## SERVICES

We understand that services are connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is to bare their own legal costs in relation to the transaction.



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# FULLY FENCED COMPOUND

COMPOUND ON COBRIDGE INDUSTRIAL ESTATE,  
STOKE-ON-TRENT, ST6 2LA

## 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.

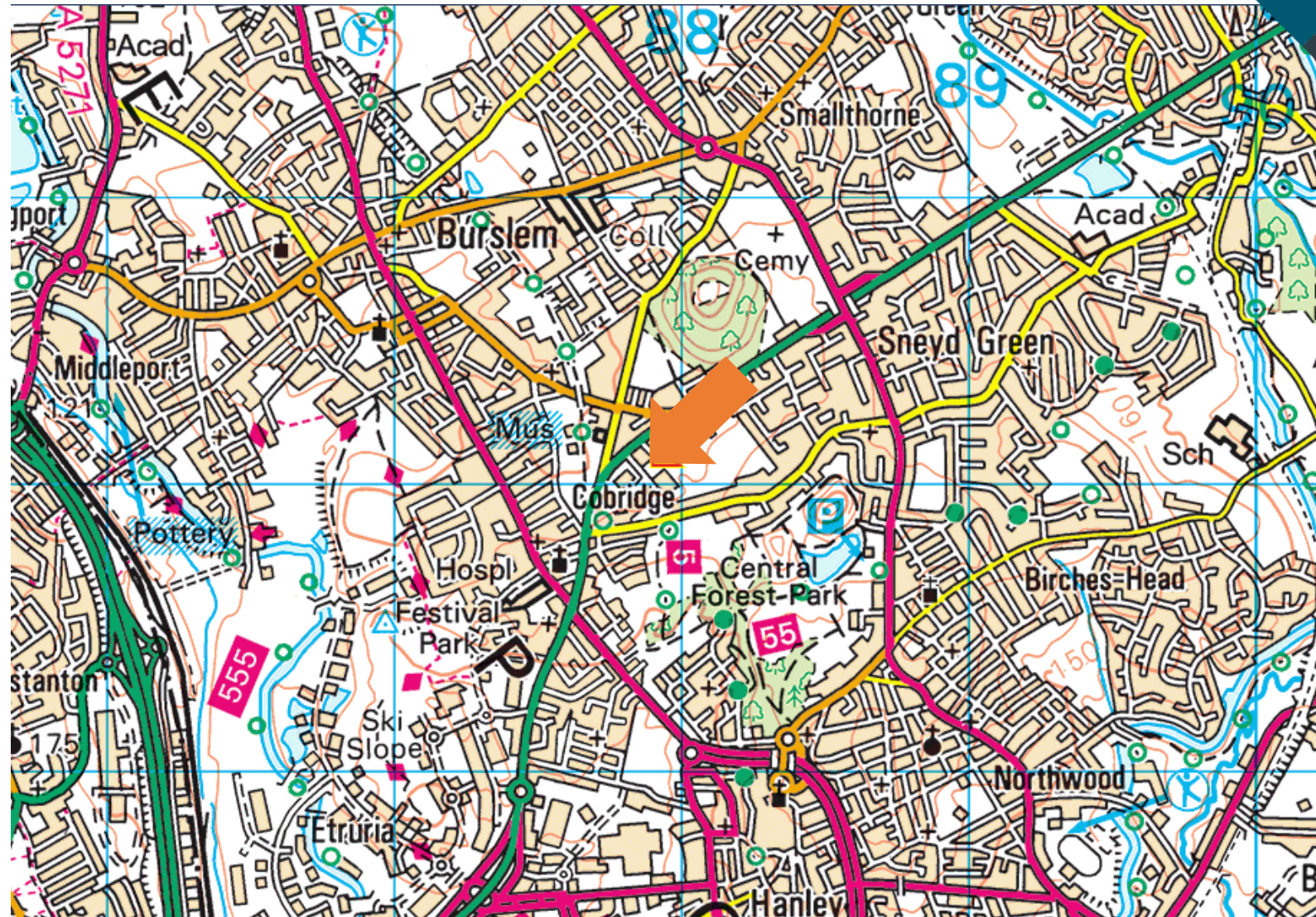
## CONTACT

**James Craine**

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E: james@mounseysurveyors.co.uk

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



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- iv) all rentals and prices are quoted exclusive of VAT.
- v) 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.