

# FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES WITH SECURE YARD

UNIT 2, SCOTIA ROAD BUSINESS PARK, TUNSTALL, STOKE ON TRENT ST6 4HG



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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## LOCATION

Scotia Road Business Park was constructed early 2000's and is accessed from Scotia Road (A50) in Burslem. Unit 2 is located at the entrance of the business park. Surrounding occupiers include UPS, Royal Mail, Hymor Timber and Travis Perkins.

Burslem is one of the 5 towns of Stoke on Trent with the main dual carriageway A500 (D Road) within close proximity (1.5 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 7.5 miles).

## DESCRIPTION

The premises comprise of a warehouse unit constructed of portal frame and profile clad elevations. The unit offers two storey office space to the front with rear warehouse incorporating a mezzanine floor, LED lighting, WCs and kitchen. The property has an eaves height of 7m. Loading access is available from a single roller shutter door.

Externally, there is a secure, palisade fenced and gated yard. 7 parking spaces are also available to the front.

NOTE: The existing temporary buildings within the yard are to be removed prior to a sale.

Accommodation	SQ M	SQ FT
Warehouse	874.26	9,410
Mezzanine Floor	536.24	5,772
<b>Total approx. Gross Internal Area</b>	<b>1,410.50</b>	<b>15,182</b>
Site Area	0.26 hectares	0.65 Acres

## TENURE

The property is available to purchase on a long ground lease basis for a term of 999 years from 11/11/2004.

## PRICE

Upon application.

## RATING ASSESSMENT

The unit has a rateable value of £47,250 (2023 listing). We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).



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## EPC

EPC Rating – C (63)

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

## SERVICE CHARGE

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

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

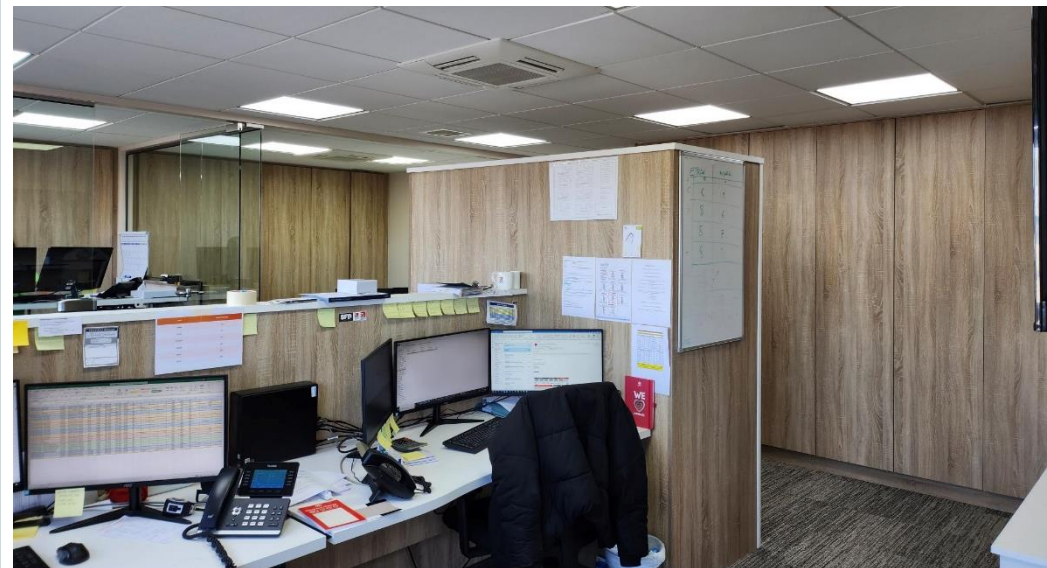
We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

**Becky Thomas**

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





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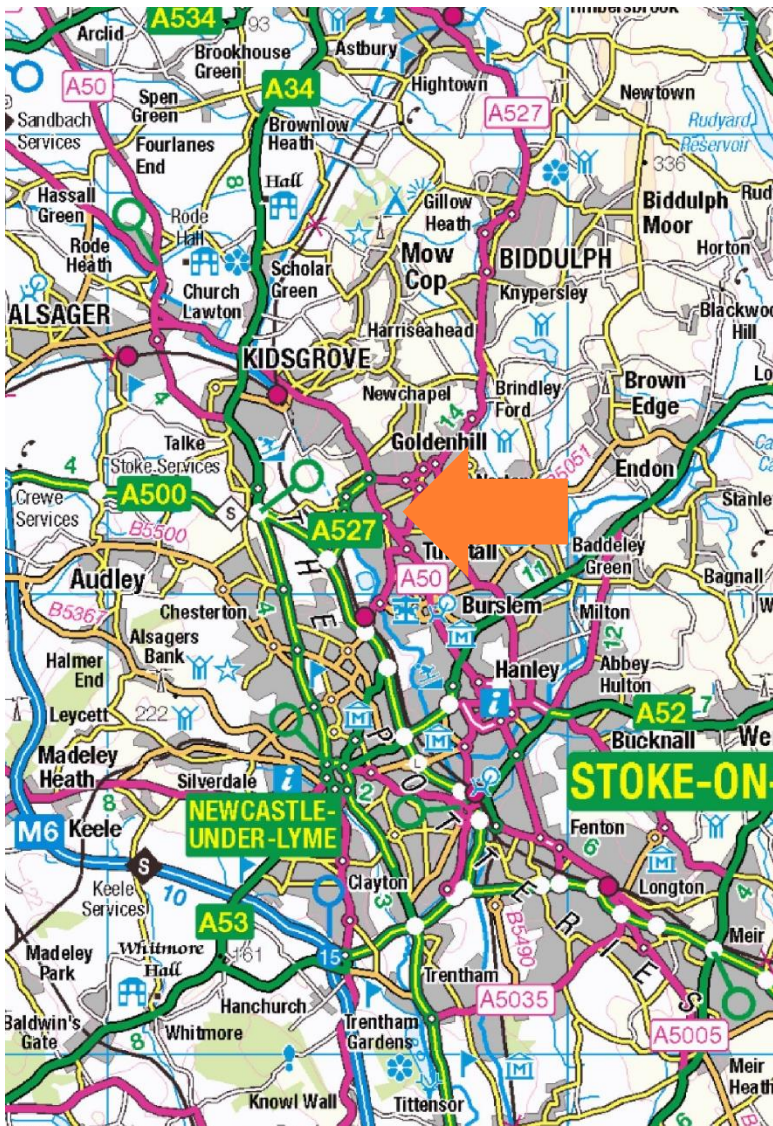
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# Our services

**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.