

# TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 2 STONE ROAD BUSINESS PARK, STOKE-ON-TRENT, ST4 6SR





## LOCATION

The property is located on Stone Road Business Park at the end of Campbell Road, in very close proximity to the A34, A50 and A500 dual carriageways as well as Junction 15 of the M6 Motorway which is approximately 1.5 miles distant.

Surrounding occupiers include Michelin, Copper & Optic Terminations and JG Fenn.

## DESCRIPTION – [VIRTUAL TOUR](#)

The property is of steel portal frame construction with full height brickwork elevations under a pitched and insulated steel profile clad roof incorporating sky lights.

It briefly comprises of the following:

- Electric roller shutter door access
- Height to the eaves of 4 meters
- Extensive car parking provisions
- Private office
- WC and kitchenette facilities

Accommodation	SQ M	SQ FT
Total Gross Internal Area	302.80	3,259

## TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£24,000 per annum plus VAT.

## EPC

The property has an EPC rating of D-86.

## RATING ASSESSMENT

The rating assessment listed in the VOA list for April 2023 is £15,000. 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 is applicable.

## SERVICES

Mains electricity, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the estate. Further details are available from the agents.



## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## CONTACT

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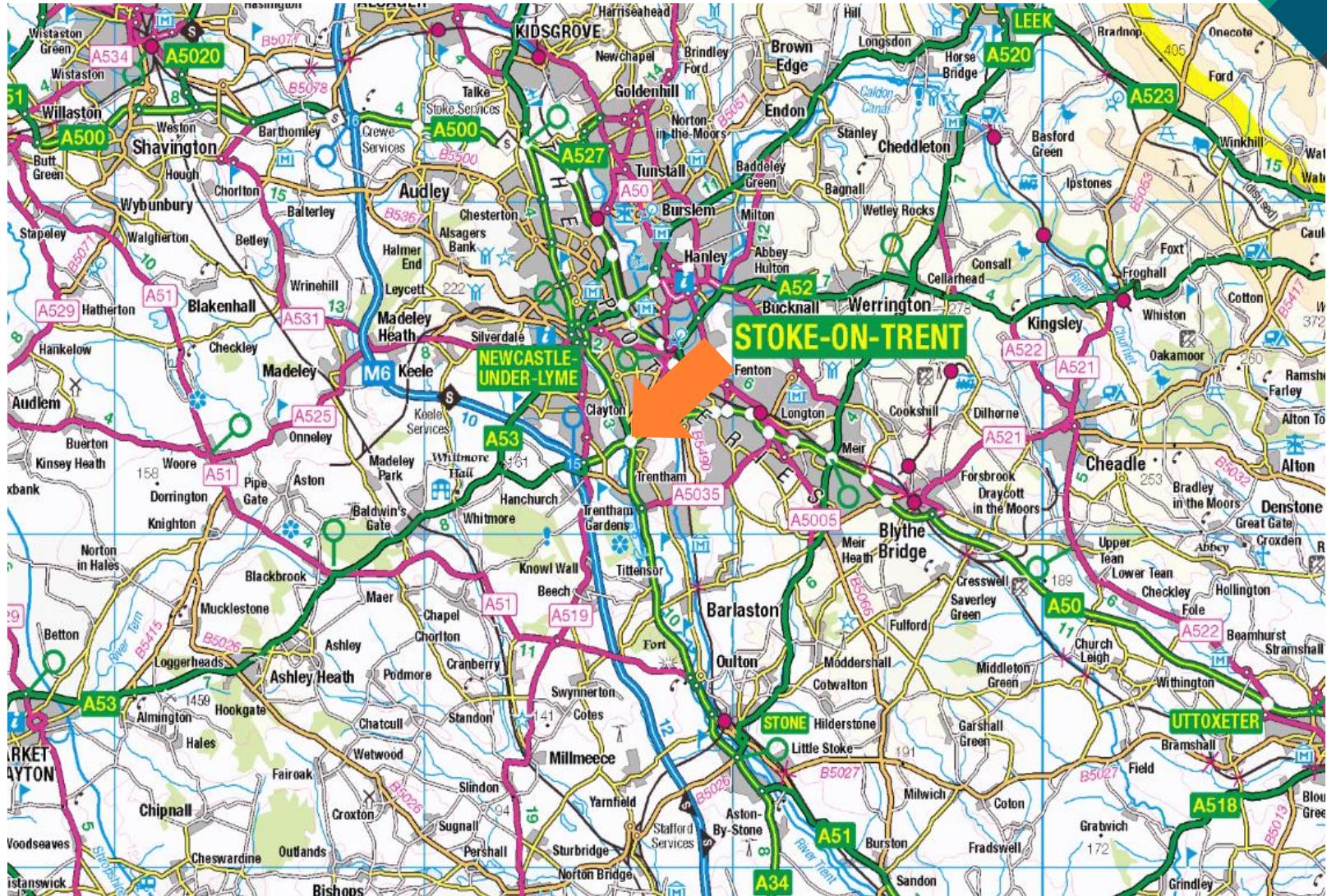
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