

TO LET

HYBRID INDUSTRIAL / WAREHOUSE PREMISES

UNIT 4 WESTMILL STREET, HANLEY, STOKE-ON-TRENT, ST1 3EL



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mounseysurveyors.co.uk



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Recently Refurbished

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LOCATION

The units are prominently located on Westmill Street in Hanley accessed from Lichfield Street and Leek Road. Both provide 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

[Virtual Tour](#)

The unit comprises of a refurbished, hybrid, industrial/warehouse unit with ground floor storage space and first floor office accommodation.

The property benefits from the following specification:

- Ground floor working height of 3.5m
- Electric Roller Shutter Door
- First floor office accommodation
- WCs and kitchen
- LED lighting throughout
- Onsite parking

Externally, there is also a large communal car park directly opposite the unit.

RENT

£22,000 per annum

ACCOMMODATION	SQ FT	SQ M
Unit 4		
Ground Floor	1,561	144.98
First Floor	1,561	144.98
Total GIA	3,121	289.96

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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.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

RATING ASSESSMENT

The unit has a current rateable value of £10,750 (2023 listing).

The unit is 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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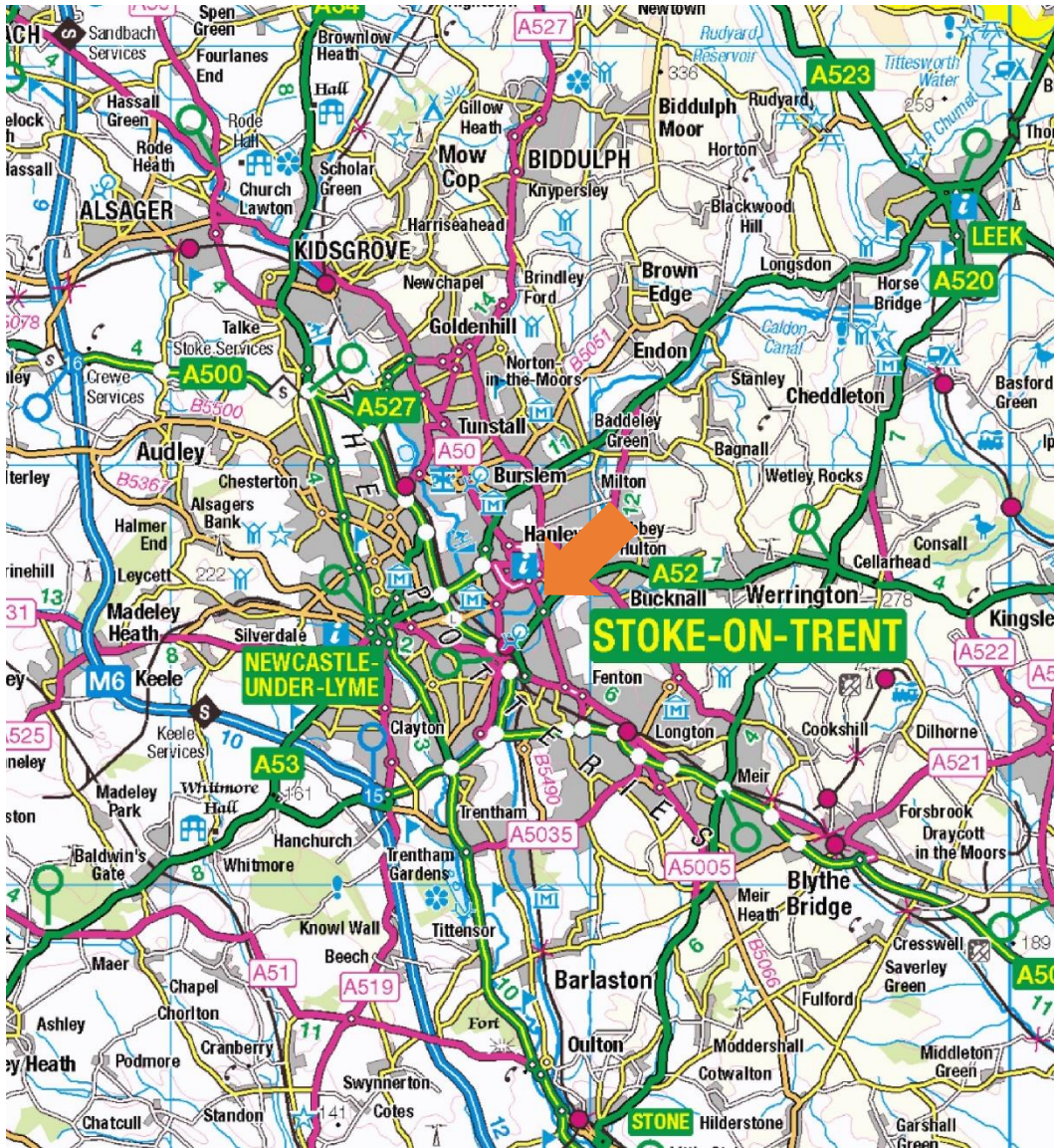
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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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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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.



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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.