

TO LET

STORAGE UNIT

UNIT 8A NEWSTEAD INDUSTRIAL ESTATE, ALDERFLAT DRIVE, STOKE-ON-TRENT, ST4 8HX



Contact Caine Savage: caine@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



STORAGE UNIT

UNIT 8A NEWSTEAD INDUSTRIAL ESTATE,
STOKE-ON-TRENT, ST4 8HX



LOCATION

Newstead Industrial Estate is a popular industrial location to the south of Stoke-on-Trent, well located to access the A50, A500 and A34 dual carriageways as well as Junction 15 of the M6 Motorway which is approximately 3.2 miles distant to the west. Surrounding occupiers comprise a range of industrial users with Trentham Lakes and the Trentham Estate also nearby and providing a range of useful amenities.

DESCRIPTION - [Virtual Tour](#)

The property comprises a self-contained storage unit located on the popular Newstead Industrial Estate.

The property briefly comprises:

- Solid concrete floor
- Roller Shutter Access (W 3.2m x H 4.2m)
- Strip Lighting
- Parking available on site
- 24/7 access

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	42.14	454

STORAGE UNIT

UNIT 8A NEWSTEAD INDUSTRIAL ESTATE,
STOKE-ON-TRENT, ST4 8HX

RENT

£400 per calendar month plus VAT.

TENURE

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

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof. For further information please contact us.

EPC

E-109

RATING ASSESSMENT

We understand the property has a rateable value of £4,350. We would, recommend, that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

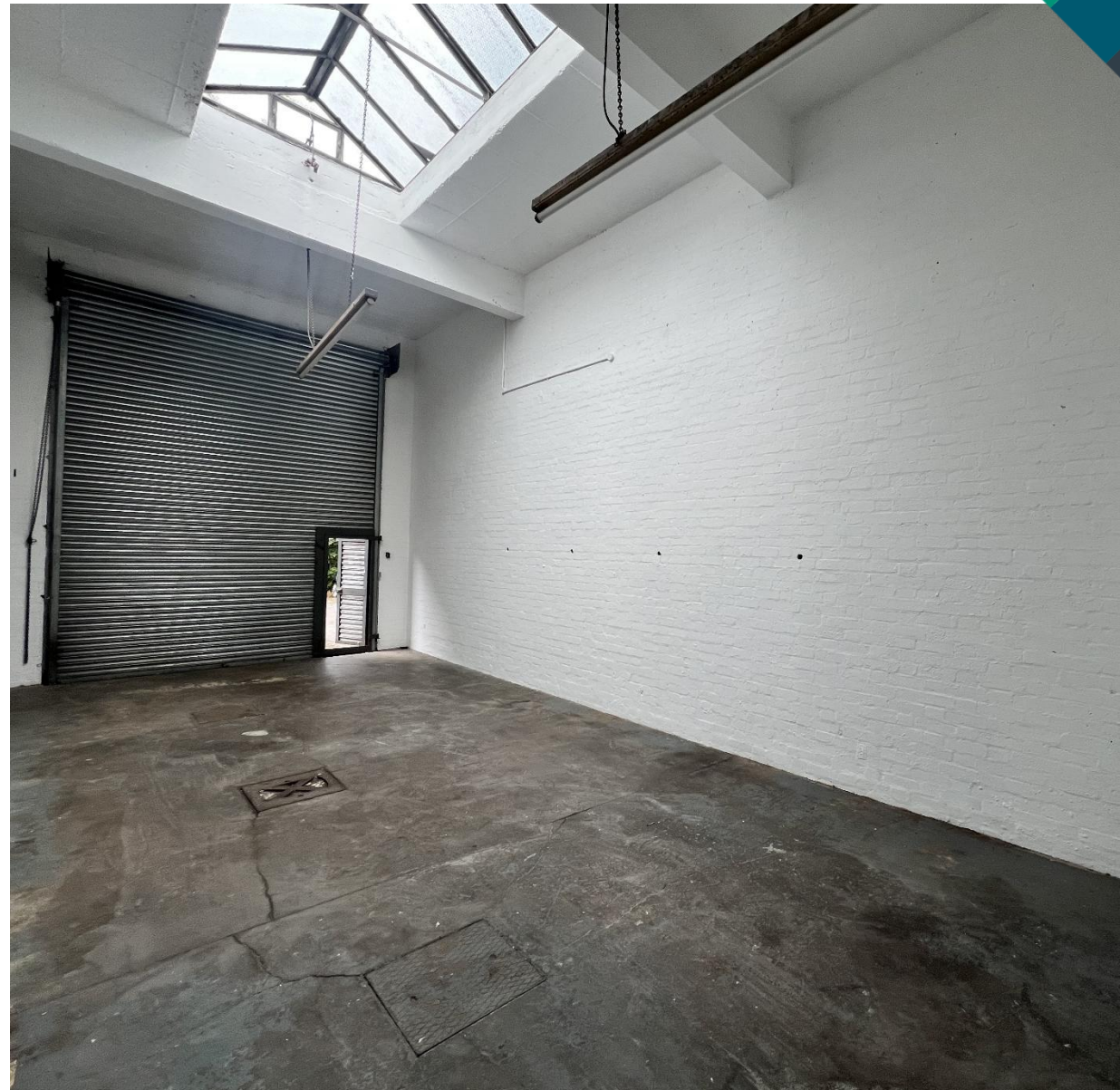
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is payable.

LEGAL COSTS

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



STORAGE UNIT

UNIT 8A NEWSTEAD INDUSTRIAL ESTATE,
STOKE-ON-TRENT, ST4 8HX

SERVICES

Mains electric is believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Please note there are no water or gas connections to the unit.

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

Caine Savage

T: 01782 202294

caine@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) 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.
- iii) 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
- 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 ☎ 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.