

TO LET

INDUSTRIAL / TRADE COUNTER PREMISES

UNIT 3 PARK HALL BUSINESS VILLAGE, LONGTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST3 5XA



Available October 2024

Contact James Craine: james@mounseysurveyors.co.uk

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INDUSTRIAL / WAREHOUSE PREMISES

UNIT 3 PARK HALL BUSINESS VILLAGE, LONGTON,
STOKE-ON-TRENT, STAFFORDSHIRE, ST3 5XA

LOCATION

The property is situated on Park Hall Business Village which is an established commercial location off Park Hall Road in Longton. The estate benefits from good road links being located approximately 1 mile from the A50 trunk road with the A500 dual carriageway and Junctions 15 & 16 of the M6 Motorway being in close proximity.

Surrounding occupiers include MCD Flooring, Base Body Fitness and Fifteen Group Limited.

DESCRIPTION

The property comprises of a mid-terrace industrial unit of steel portal frame construction beneath a pitched roof incorporating skylights with a concrete floor.

The unit briefly benefits from the following:

- Electronic Roller shutter access
- Allocated Car Parking
- Shared Yard Area
- Kitchenette
- Offices
- WC's
- Three Phase Electric

ACCOMMODATION	SQ M	SQ FT
Ground Floor	183.06	1,970
Mezzanine	101.47	1,092

TENURE

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

RENT

£17,000 per annum (exclusive).

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.

EPC

The property has an EPC rating of B - 47.

RATING ASSESSMENT

The property has a rateable value of £13,000 Some occupiers may benefit from 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 is applicable.

SERVICES

Mains electric, 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.

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LEGAL COSTS

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

CONTACT

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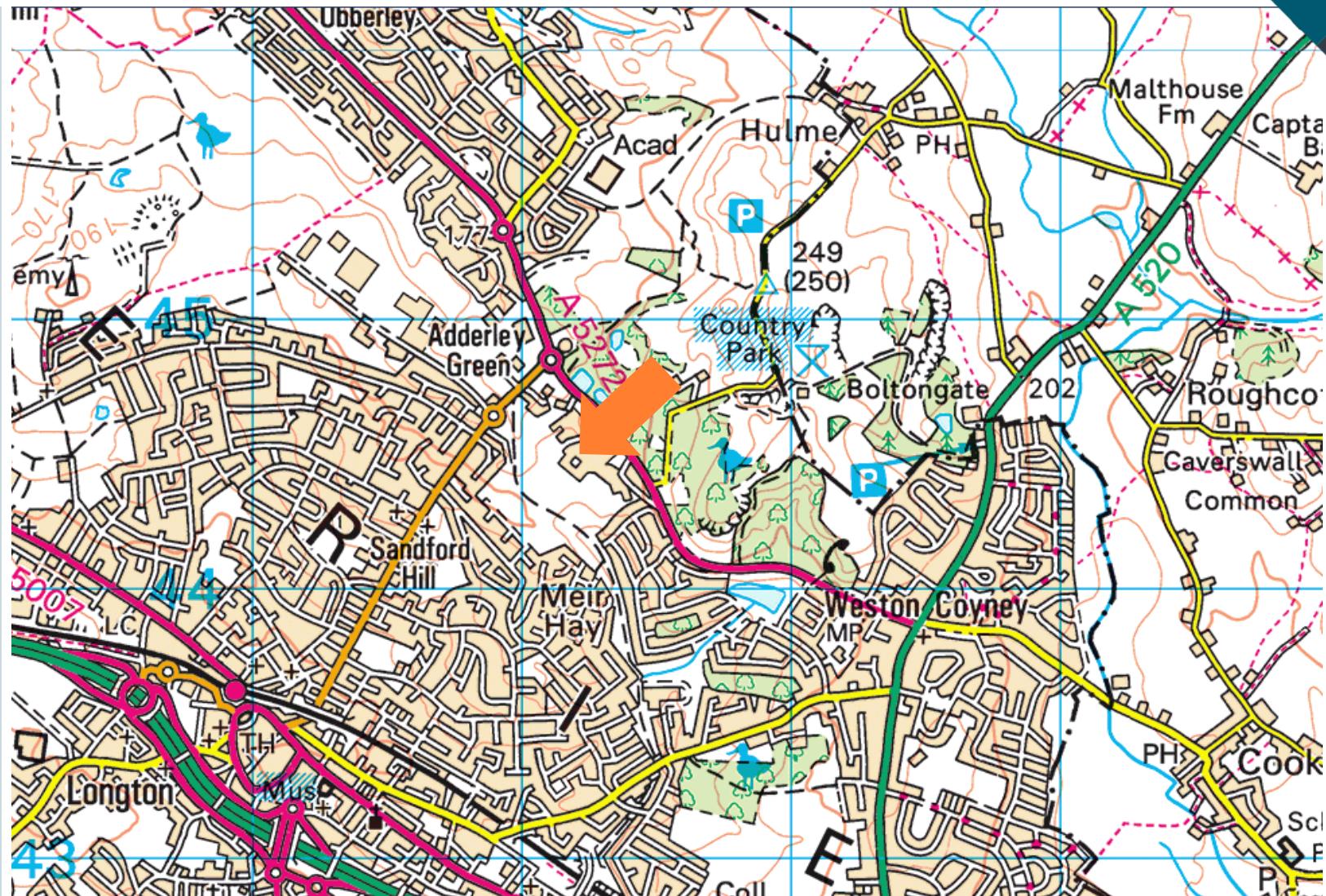
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