

# TO LET

INDUSTRIAL PREMISES – DUE TO BE REFURBISHED

LONGPORT ENTERPRISE CENTRE, SCOTT LIDGETT ROAD, LONGPORT, STOKE ON TRENT, ST6 4NQ



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### LOCATION

Longport Enterprise Park is accessed via Scott Lidgett Road in Longport/Burslem, Stoke on Trent. Units 14 and 12b are located at the rear of the estate access via a gated entrance. Unit 7c is located canal side at the north of the site with separate gated access.

Longport benefits from excellent access to the A500 D Road approx. 0.2miles. The A500 provides access to the further Stoke on Trent towns and the A50 to the South and Newcastle under Lyme and M6 junction 16 to the North approx. 6 miles.

### DESCRIPTION

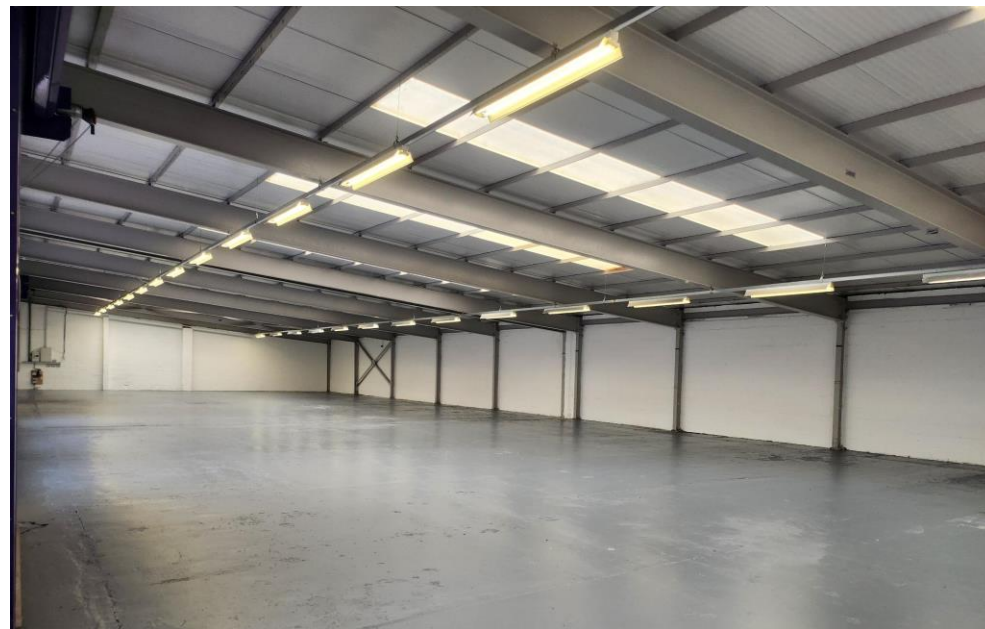
The premises comprise of warehouse units of portal frame construction with brick elevations.

Internally, the units benefit from roller shutter loading access, offices and kitchen areas. The landlord will refurbish the premises including epoxy resin painted concrete floor, LED lighting and a new roof to block 12 and 7. Eaves heights range from 2.9m to 4.4m.

Externally, the site will benefit from resurfacing works including the land adjoining Unit 14 and 12.

Unit 14 has the benefit of further parking/ external storage space to the side. Unit 7c has parking/external storage space to the side and front.

The yard area edged green can be taken with either unit 14 or unit 12c, by way of negotiation.



Accommodation	SQ M	SQ FT
Unit 14		
Warehouse	633.92	6,824
Office	57.32	617
<b>Total approx. Gross Internal Area</b>	<b>691.24</b>	<b>7,440</b>
Unit 12b		
<b>Total approx. Gross Internal Area</b>	<b>200.75</b>	<b>2,161</b>
Unit 12c		
<b>Total approx. Gross Internal Area</b>	<b>351.17</b>	<b>3,780</b>
Unit 7c		
<b>Total approx. Gross Internal Area</b>	<b>129.55</b>	<b>1,394</b>

Unit	Rent per annum	Business Rates (2023)	EPC Rating
14	£48,750	£30,250	C (73)
12b	£16,250	£10,000	E (107)
12c	£31,500 *	£15,250	E (107)
7c	£11,500	£6,200	C (69)

\* Rent quoted is inclusive of the larger compound hatched green on the plan below.

### 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.

### VAT

All prices quoted are exclusive of VAT which is applicable.



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### 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.

### TENURE

A new internal repairing and insuring lease is available on terms to be agreed.

### 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

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

### Unit 7c



### Parking/External Storage





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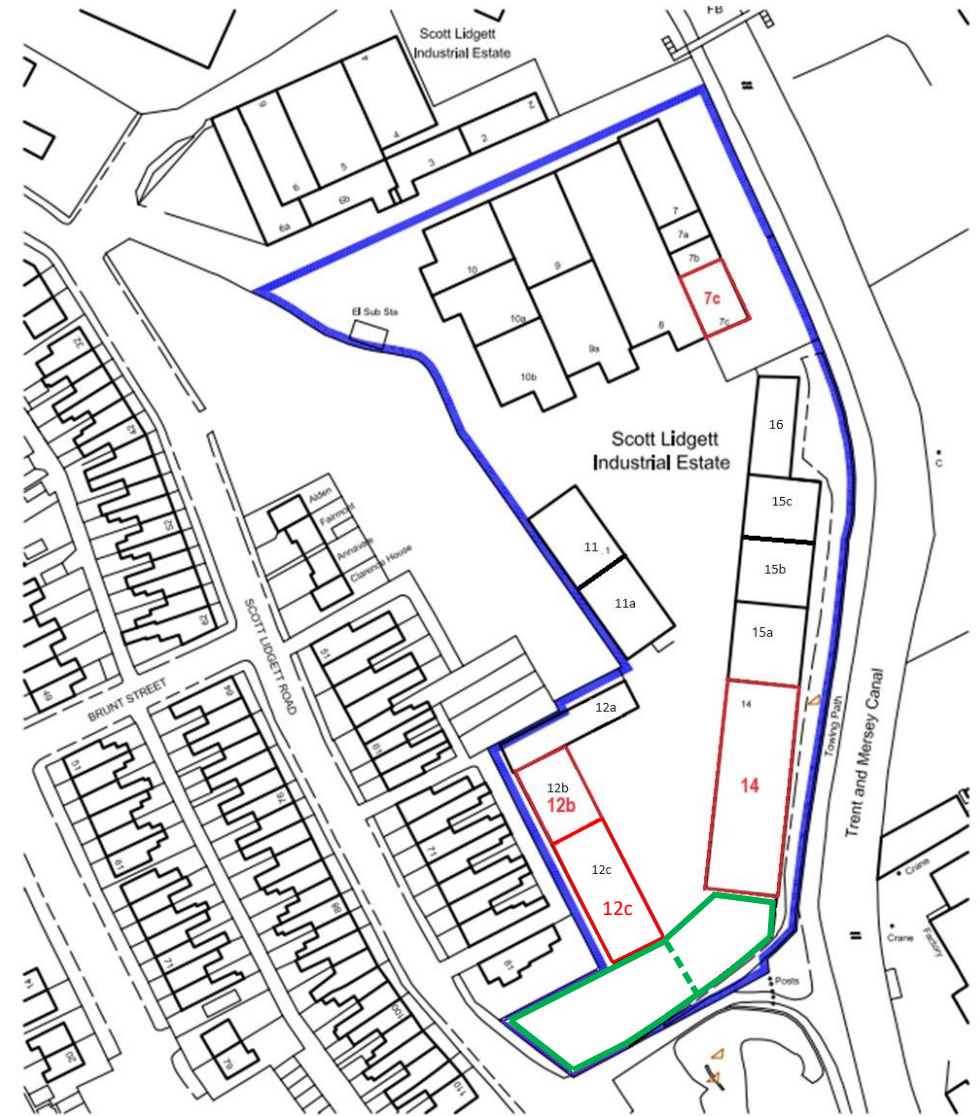
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Unit 12b



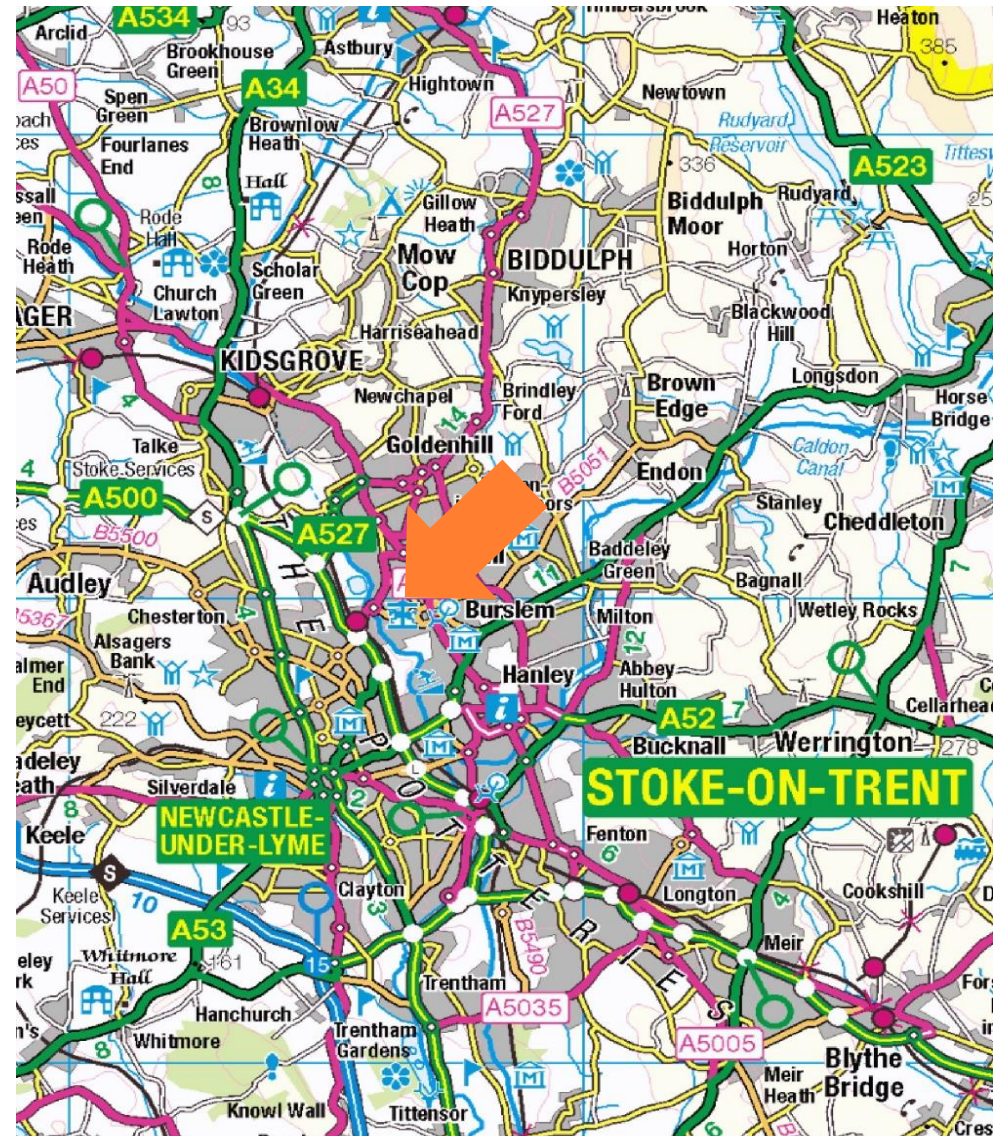
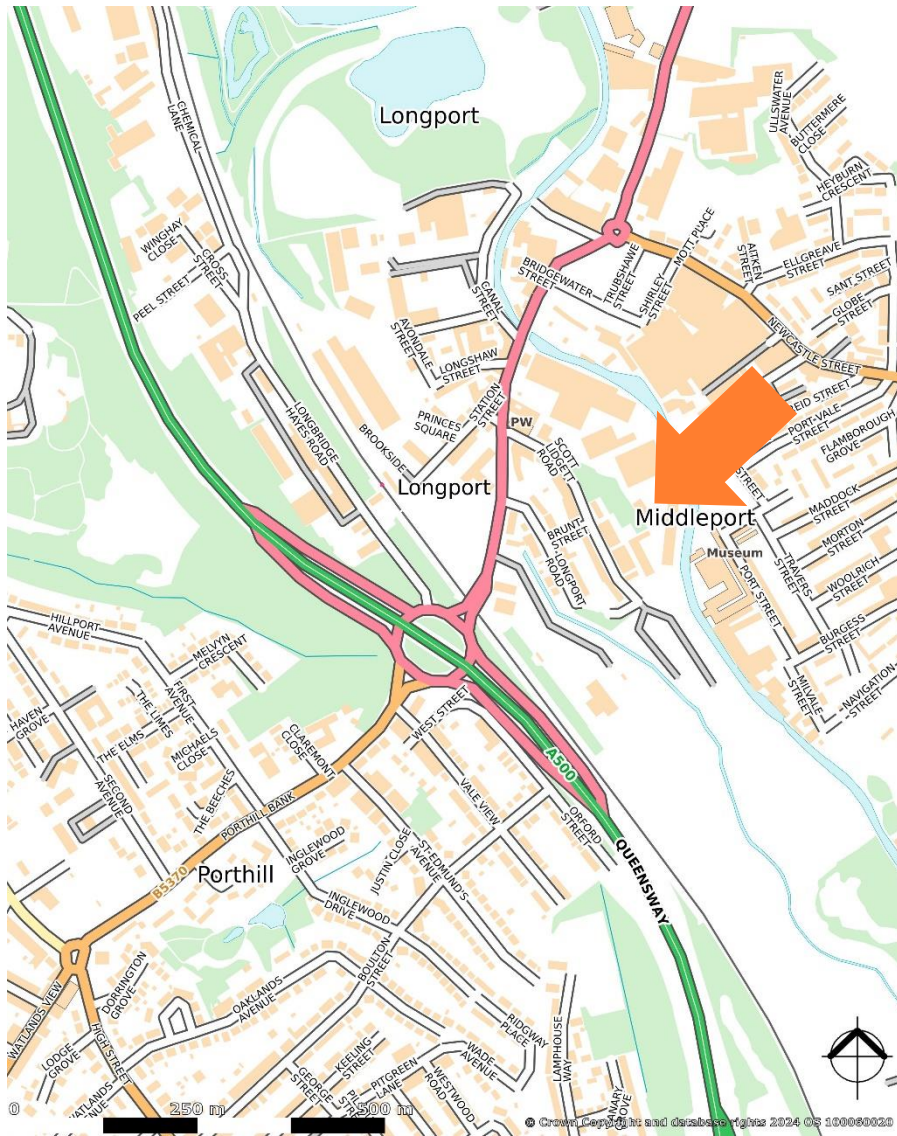
Unit 14





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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.