

TO LET

STORAGE / BUSINESS PREMISES

UNIT 18B RAILWAY ENTERPRISE CENTRE, SHELTON NEW ROAD, STOKE-ON-TRENT, ST4 7SH



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LOCATION

The property is situated on the popular and established Railway Enterprise Centre off Shelton New Road in Stoke-on-Trent. Railway Enterprise Centre consists of a multi-let commercial estate with onsite management.

The estate benefits from excellent road links being located a short distance from the A500 dual carriageway which provides access to the local and regional road network.

DESCRIPTION

The property comprises of a mid-terrace storage / business unit of steel truss frame construction with brick elevations and pitched roof. The unit has shared access with Unit 18A.

The unit briefly benefits from the following specification:

- 1 Allocated Car Parking Space
- Concrete Floor (beneath current laminate floor)
- Plaster Painted Walls
- Shared Welfare Facilities
- Strip Lighting

TENURE

The property is available by way of a new 3-year lease with a rolling 3-month break option.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	28.38	305
Mezzanine Floor	35.74	384
Total Gross Internal Area	64.01	689

RENT

£370 per calendar month.

EPC

The property has an EPC rating of C-61.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £4,450. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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 Council).

VAT

All figures are quoted exclusive of VAT which may be payable.

SERVICES

All services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

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LEGAL COSTS

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

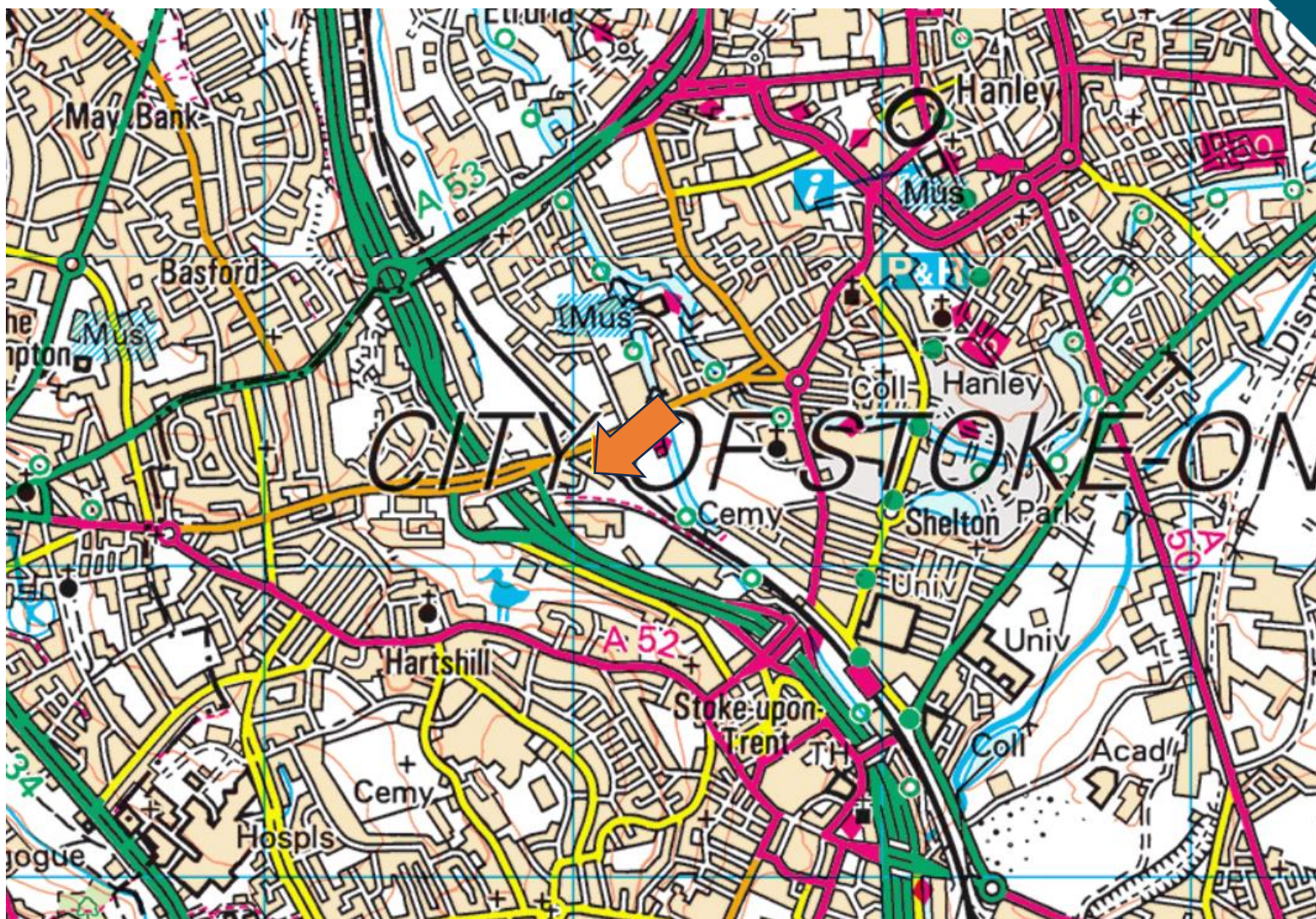
CONTACT

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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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