

# TO LET

## INDUSTRIAL UNIT

### UNIT 18 HYDE PARK, CITY ROAD, STOKE-ON-TRENT, ST4 1DS



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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## LOCATION

Hyde Park is located adjacent to the A500 dual carriageway off City Road near Stoke town centre. The estate is well positioned just off the A500 dual carriageway and benefits from local road networks. The property has good access to the A52 Leek Road, A50 dual carriageway and Junctions 15 & 16 of the M6 Motorway which are approximately 3.2 miles and 9 miles distant respectively. Stoke-on-Trent Railway Station is approximately 0.6 miles to the north.

## DESCRIPTION

The property comprises an industrial unit of brick construction beneath a new mono pitched, steel profile clad roof surface incorporating sky lights. The unit is accessed via an electric roller shutter door. The unit briefly benefits from the following:

- Landlord has responsibility for the roof
- Three phase electricity supply (not tested)
- LED spotlights
- 6.10m to the eaves
- 7.18m to the apex
- 4 designated parking spaces

Accommodation	SQ M	SQ FT
Total Gross Internal Area	202.90	2,184



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## RENT

£17,000 per annum plus VAT.

## TENURE

The property is available on a new full repairing and insuring lease for terms to be agreed.

The landlord will be responsible for the repair and maintenance of the roof.

## EPC

C-69.

## RATING ASSESSMENT

The property has a rateable value of £10,000

We would recommend that all enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## SERVICES

Water, gas and 3-phase electric 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.



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## LEGAL COSTS

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

## 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 applicable.

## 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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