

FOR SALE - BEST OFFERS BY 4PM ON 1ST DECEMBER

INDUSTRIAL LAND AND BUILDINGS

EXCELSIOR WORKS, CLIFF VALE PLACE, GARNER STREET, STOKE-ON-TRENT, ST4 7BB



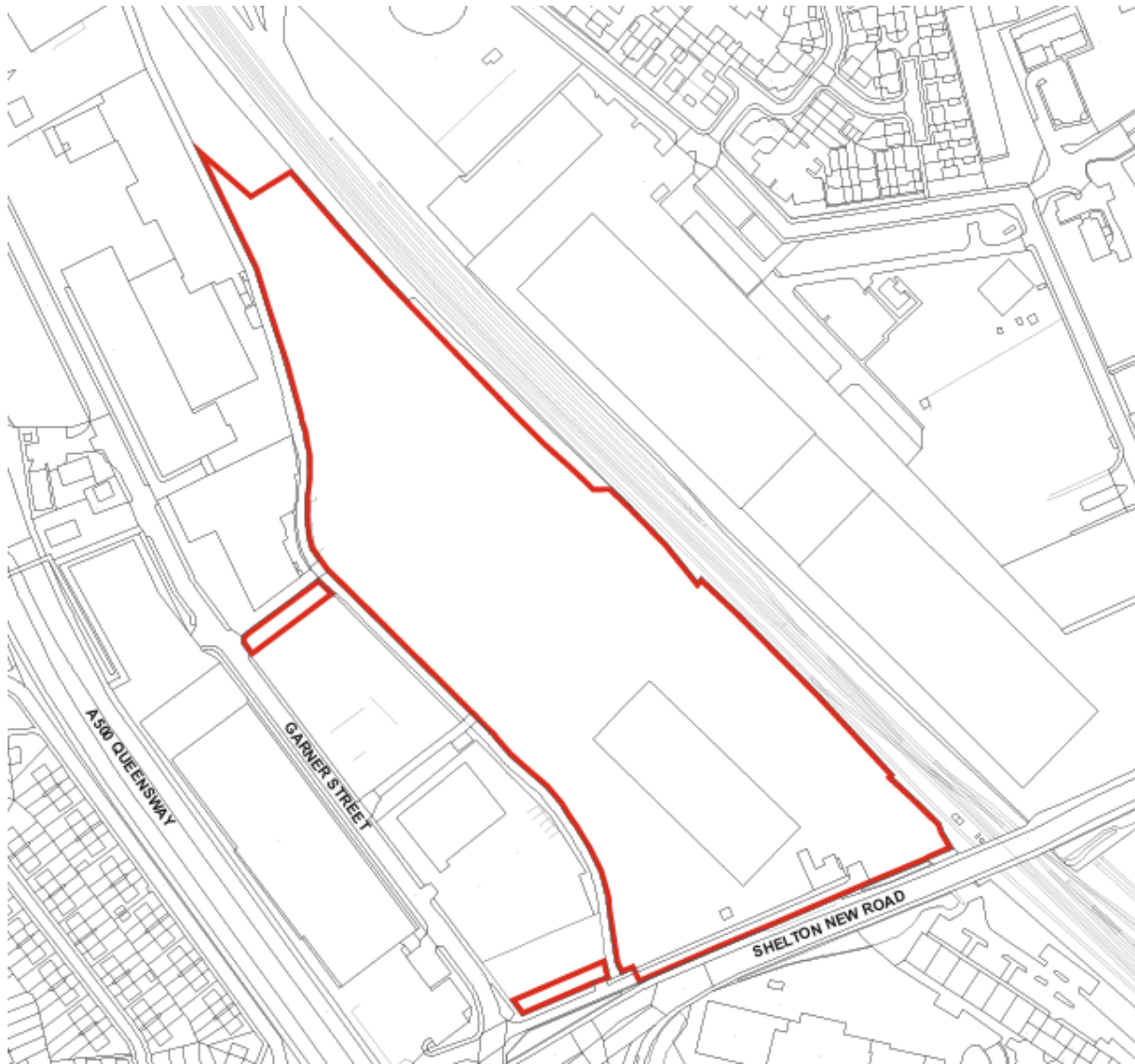
*Approximate site boundaries

Contact Tom Johnson: tom@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk





LOCATION

Excelsior Works is well-located in Cliffe Vale, a well-established industrial/commercial area within Stoke-on-Trent. The property offers excellent connectivity, positioned adjacent to the A500 dual carriageway which is a key arterial route within the city between Junctions 15 and 16 of the M6 Motorway which are approximately 4.5 miles and 11.5 miles distant.

Stoke-on-Trent Railway Station is approximately 1.25 miles distant and offers regular services to Manchester, Birmingham and London.

DESCRIPTION

The site area extends to approximately 12.10 acres (4.896 hectares) and was previously home to Armitage Shanks for the manufacturing of sanitaryware between 1912 and 2007. Whilst most of these buildings were then demolished, a detached warehouse building as well as a separate office/storage building arranged over two storeys remain close to the front of the site.

Beyond these areas is an operational helipad and land which is surfaced with crushed masonry from the former buildings, a large proportion of which has self-seeded and is currently overgrown.

ACCOMMODATION

The ground floor of the warehouse building extends to approximately 41,878 sq ft (3,890.64 sq m). This does not include the first floor which is understood to comprise additional storage on a concrete floor surface although has not been inspected.

The office/storage building is understood to extend to 4,542 sq ft based on measurements taken using Ordnance Survey mapping software. Part of the first floor of the building is occupied for office use, with the remaining areas within the building used for storage.

GUIDE PRICE

Although conditional offers will be considered, there is a strong preference for unconditional offers based on a guide price of £350,000 per acre.

TENURE

The property is available on a freehold basis, subject to the existing tenancies.

Both the warehouse and office/storage buildings are occupied by Easycorp UK Limited under a Tenancy at Will dated 17th October 2008.

The use of the helipad is by way of a Licence Agreement dated 8th July 2016.

Copies of both documents are available upon request.

PLANNING

It is recommended that all interested parties direct their enquiries to the Local Planning Authority (Stoke-on-Trent).

FLOODING

Most of the property is within Flood Zones 2 and 3. Various technical documents have previously been prepared with the aim of alleviating flood risk from the Fowlea Brook and these documents can be made available upon request.

SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

It is understood that the property is not connected to an electricity supply.



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.

LEGAL COSTS

The purchaser is to cover the vendor's reasonable legal and professional costs.

VAT

It is understood that the property is not elected for VAT, except for the northern parcel of land adjacent to Garner Street.

CONTACT

Tom Johnson

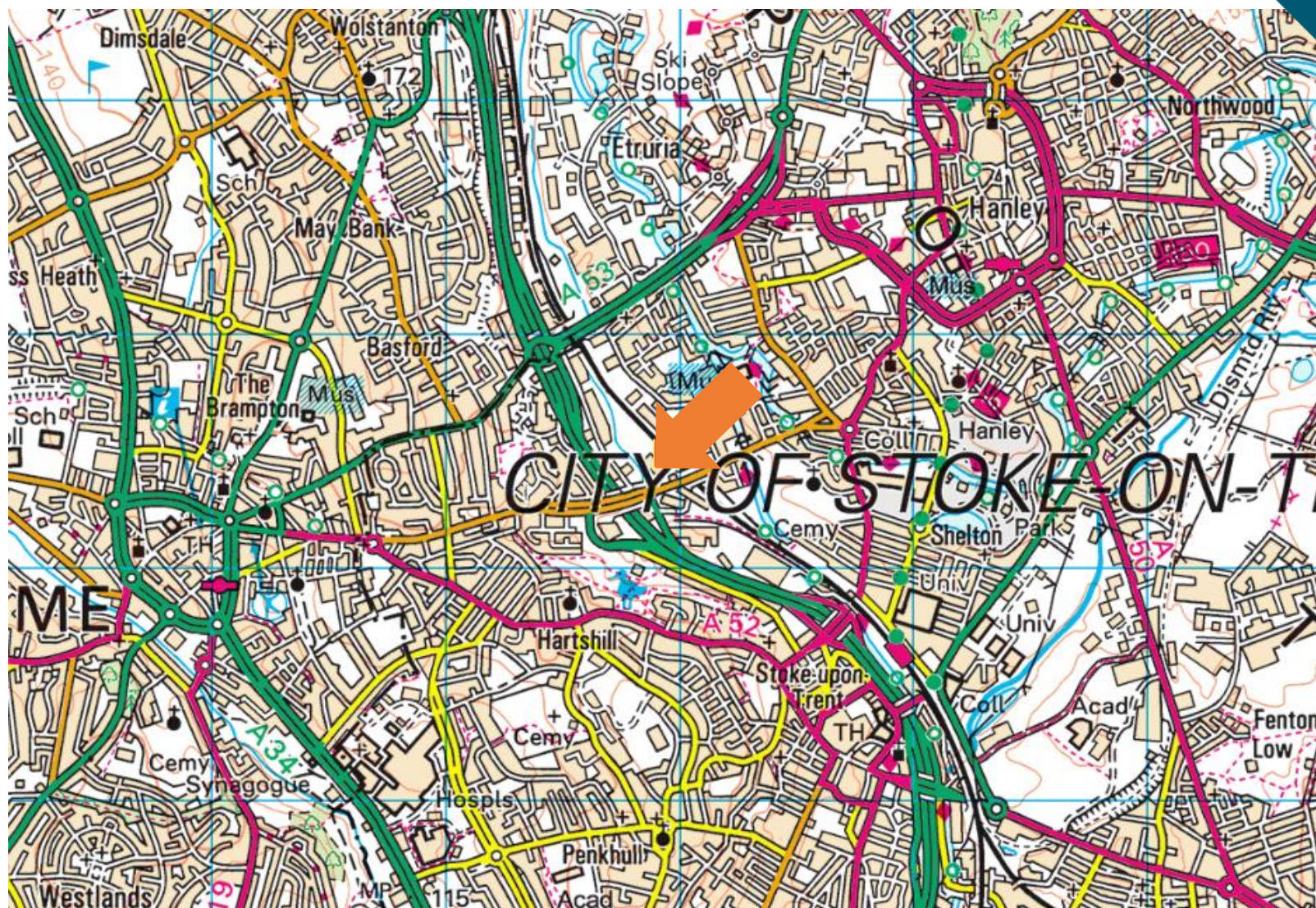
T: 01782 202294

E: tom@mounseysurveyors.co.uk

Caine Savage

T: 01782 202294

E: caine@mounseysurveyors.co.uk



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