

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS 1 & 2 MILTON ROAD, NEW HALL MILLS, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 6LE



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The property is situated on New Mills Road which is an established commercial location within New Hall Mills. The unit is in close proximity to the A53 which provides access to the A500 Dual Carriageway. Junctions 15 and 16 of the M6 Motorway are approximately 7.8 miles and 9.1 miles distant respectively.

Surrounding occupiers include Alifab, Spectrum Alloys and Rowtype Printers.

DESCRIPTION

The property comprises of two inter-connecting industrial unit of steel portal frame construction beneath a pitched roof incorporating skylights. Internally the units are open plan and briefly comprises the following characteristics:

- 2 X Roller shutter door access
- Eaves height of 5.58 meters
- First Floor Offices
- WC and kitchenette
- 400 Amp power supply
- Shared loading yard
- Private side yard
- Allocated car parking

Unit 2 Benefits from a mezzanine floor which provides a further 2,250 sq. ft.

ACCOMMODATION	SQ M	SQ FT
Unit 1	585	6,300
Unit 2	1,086	11,700
Total	1,672	18,000

TENURE

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

RENT

£75,000 per annum (exclusive).

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £40,750. 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 may be payable.

SERVICES

Water and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

CONTACT

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