

**TO LET**

**WAREHOUSE / INDUSTRIAL PREMISES**

**UNIT E3, TRENTAM TRADE PARK, ST4 8GA**



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# WAREHOUSE / INDUSTRIAL PREMISES

UNIT E3, TRENTHAM TRADE PARK,  
ST4 8GA



## LOCATION

Unit E3 is one of a number of new industrial/warehouse units which have recently been constructed at Trentham Trade Park off Stanley Matthews Way in Trentham. The subject property is approximately 4.5 miles from Hanley City Centre and is in close proximity to the A50 and A500. Trentham Trade Park is an established commercial location with surrounding occupiers including Screwfix, Autoglass and Eurocell.

## DESCRIPTION

The property is part of a newly built industrial development consisting a series of terraced, trade counter units completed to a shell finish, constructed of steel portal frame with a combination of masonry and profile clad elevations beneath a pitch, steel profile clad roof surface incorporating sky lights.



Accommodation	SQ M	SQ FT
Total	927.3	9,981

We are also marketing Unit E2 (4,894 Sq. Ft) which can be combined to create 14,875 Sq. Ft as a single unit.



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## TENURE

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

## RENT

The quoting rent is £79,350 per annum excluding VAT

## EPC

A-17

## RATING ASSESSMENT

The Rateable Value is yet to be assessed. We recommend that further enquiries are directed to the Local Rating Authority (Stoke City Council).

## SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and the management thereof. Further details are available upon request.

## PLANNING

Interested parties are advised to make their own enquiries of the Local Planning Authority (Stoke City Council).





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## SERVICES

All mains services 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 costs in relation to the transaction.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

## CONTACT

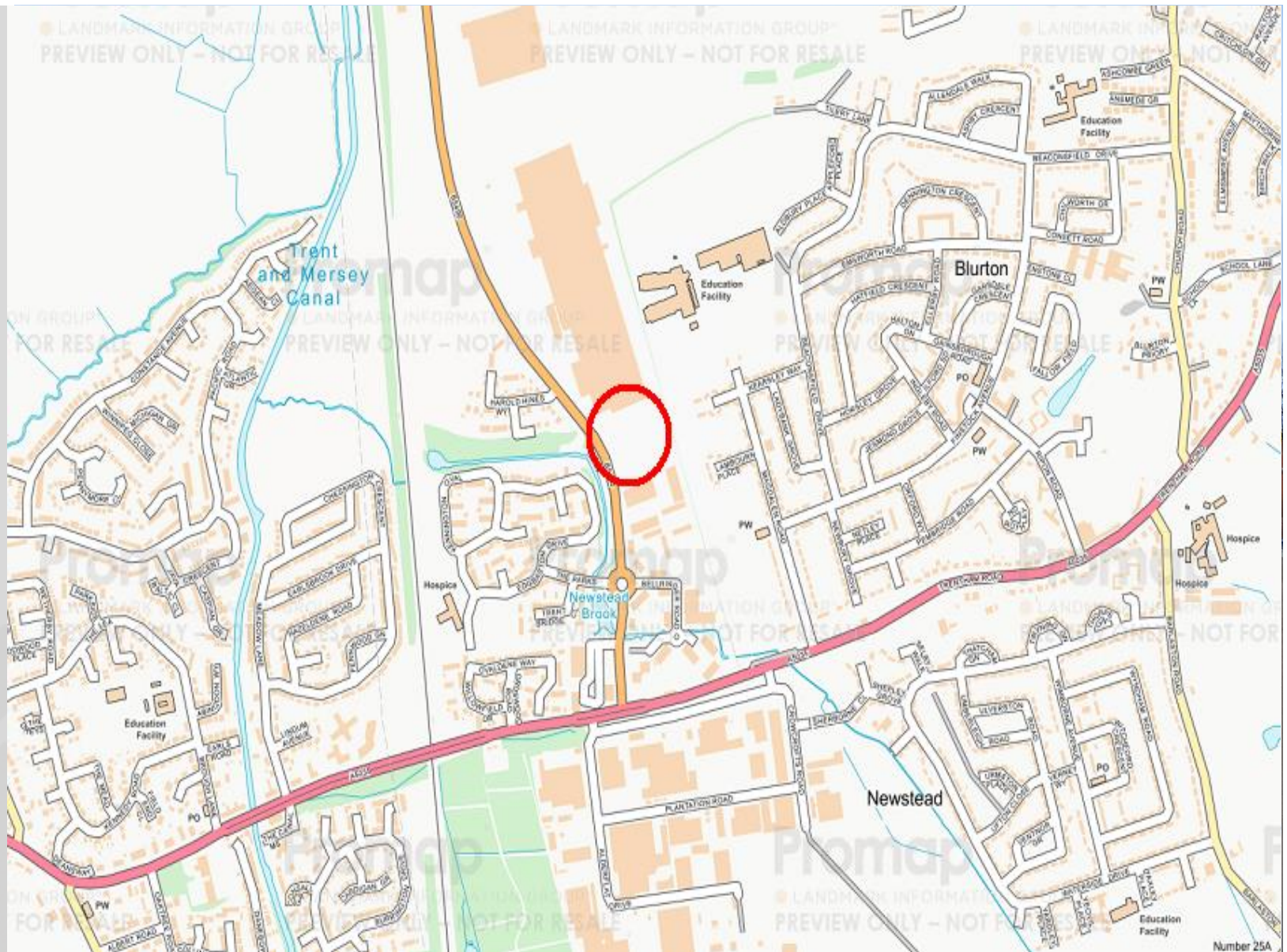
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Number 25A