

TO LET:

POA

Unit A Etruscan Street

Shelton, Stoke-on-Trent
Staffordshire, ST1 5PQ



- Warehouse/industrial unit
- 6,000 sq.ft. NIA
- Very accessible location within ½ mile of the A500
- Eaves height 3.33 m (10' 11")

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E: enquiries@rorymack.co.uk



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Registered in England & Wales.
Reg No. 6424169

GENERAL DESCRIPTION

The accommodation forms part of a substantial former factory premises providing warehouse/distribution accommodation benefiting from electronically operated roller shutters, 3 phase electricity and an eaves height of 3.33m (10'11"). Externally the unit also benefits from the use of a shared secure compound fronting Etruscan Street.

LOCATION

As referenced on the attached plans the property has frontage to Etruscan Street accessed off Shelton New Road (B5045). It is conveniently located less than half a mile from the A500 which in turn provides easy access to Junction 15 and 16 of the M6.

ACCOMMODATION

Total NIA: 6,000 sq.ft.

VAT

The rent will be subject to VAT.

SERVICES

We understand that mains water, drainage and 3 phase electricity is on site. Please note no services have been tested by the agents.

EPC

TBC

BUSINESS RATES

As the accommodation will have to be reassessed, it is advised that interested parties make their own enquiry of the local Valuation Office.

TENURE

The accommodation is available on a leasehold basis by way of a new effectively Full Repairing and Insuring lease for a term of lease to be agreed, subject to the inclusion of rent review provisions every three years and with the incoming tenant being responsible for the landlord's reasonable legal costs.

C01259/29102019

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ASSOCIATES



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Strictly by appointment through agents:

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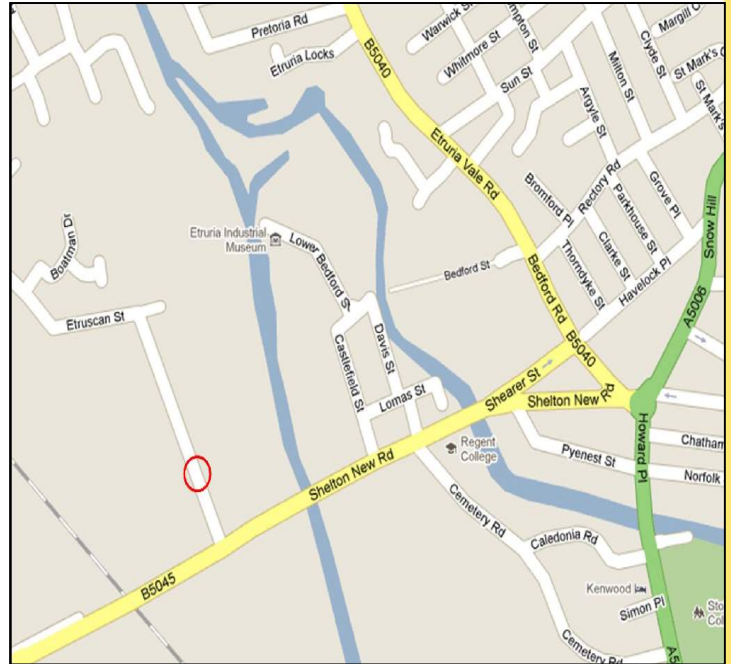
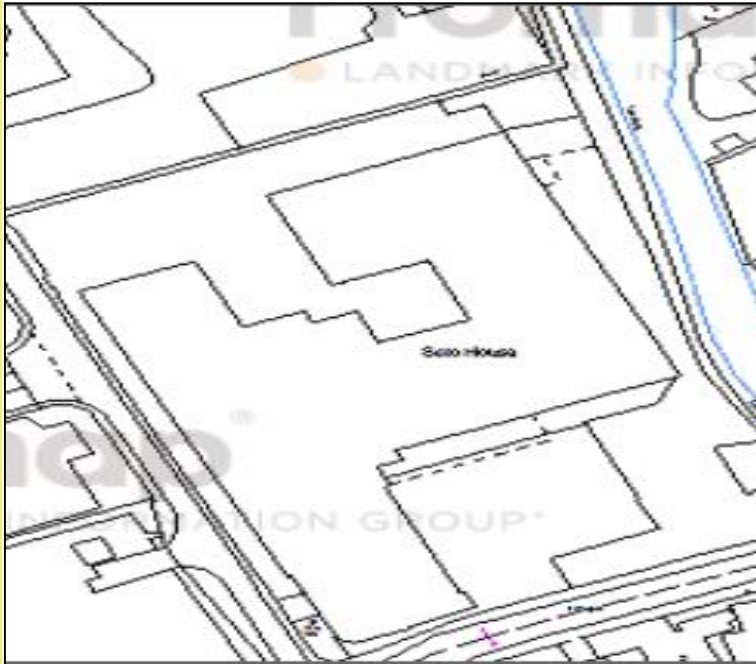
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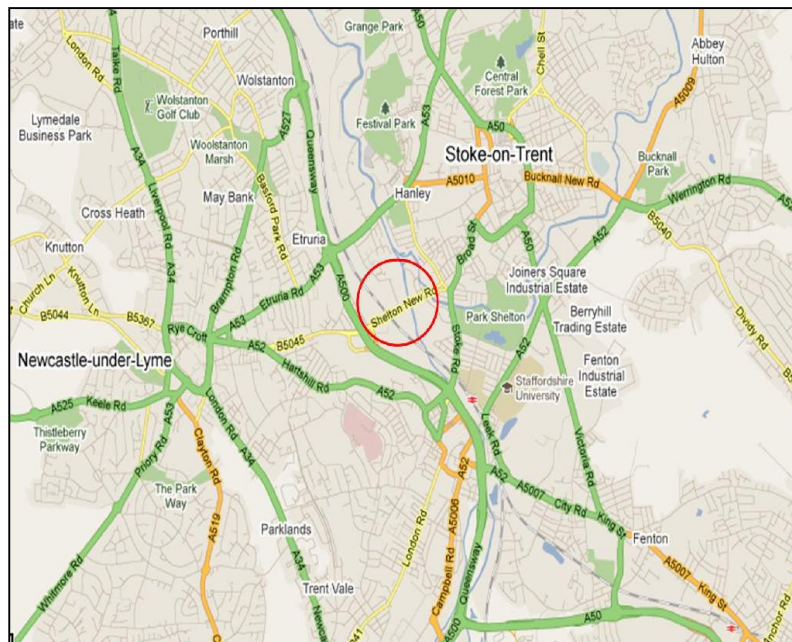
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STREET MAP



TOWN MAP



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