

RORY MACK

ASSOCIATES

TO LET:

£25,000 PAX

Unit 4a Prospect Way, Victoria Business Park

Tunstall Road, Knypersley,  
Stoke on Trent, ST8 7PL



- Modern High Spec Industrial/Warehouse Premises
- 4,643 sq ft (inc grd floor and 1<sup>st</sup> floor offices) plus 1,435 sq ft of mezzanine
- Forming part of a modern and popular business park
- Excellent road connections: A500 – 4 miles / Junction 16 M6 – 9 miles
- EPC Band D (Asset Rating 81)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT 'WITNESS REPORTS'  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

WWW.RORYMACK.CO.UK

### GENERAL DESCRIPTION

A modern steel framed Industrial/Warehouse premises forming part of the established Victoria Business Park development. The property was constructed circa 2006 of part masonry and profile clad elevations with a curved profile clad roof with a minimum eaves height of 19'6" (6 meters) rising to an apex height of 26'3" (8 metres). Internally, there are offices at ground and first floor level together with male and female toilets. Externally, there is designated car parking for 8 vehicles together with a shared yard.

### LOCATION

The unit is located toward the entrance to Victoria Business Park off Tunstall Road (A527), approximately 1 mile to the south of Biddulph. The A500 is approximately 4 miles to the south, which provides direct access to Junctions 15 and 16 of the M6 and the A50 which connects to the M1.

### ACCOMMODATION

Internal Gross Measurements: 44'3" x 92'6"

Gross Internal Area: 4,093 sq. ft.

**Ground Floor:** Comprises: Workshop, Reception Office, M and F WC's and kitchen

**1st Floor:** Comprises: 2 Offices and store providing 550 sq. ft.

There is also an additional 1,435 sq. ft. of mezzanine.

### SERVICES

All mains services are connected. Gas fired central heating serving the offices. Both roller shutters are electrically operated. No services have been tested by the agents.

### VAT

The rent will be subject to VAT.

### EPC

Band D (Asset Rating 81)

### BUSINESS RATES

Rateable Value: £26,000

Rates Payable: £12,766 pa (19/20)

### TENURE

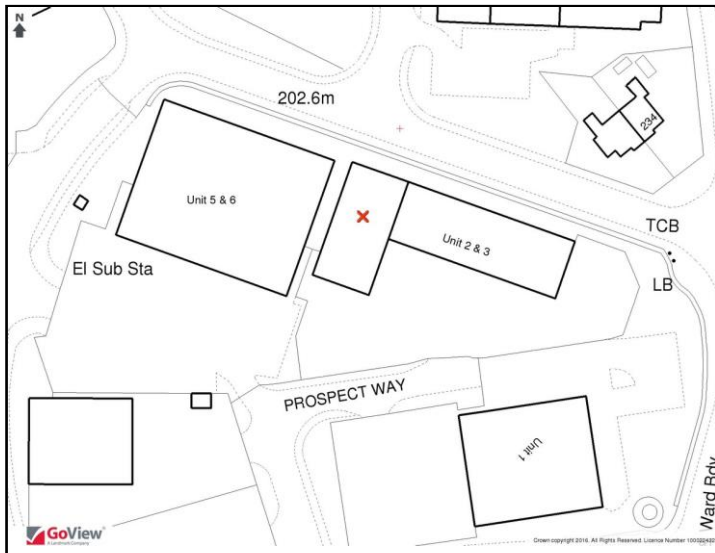
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party paying their own legal fees.

C01795/27032020

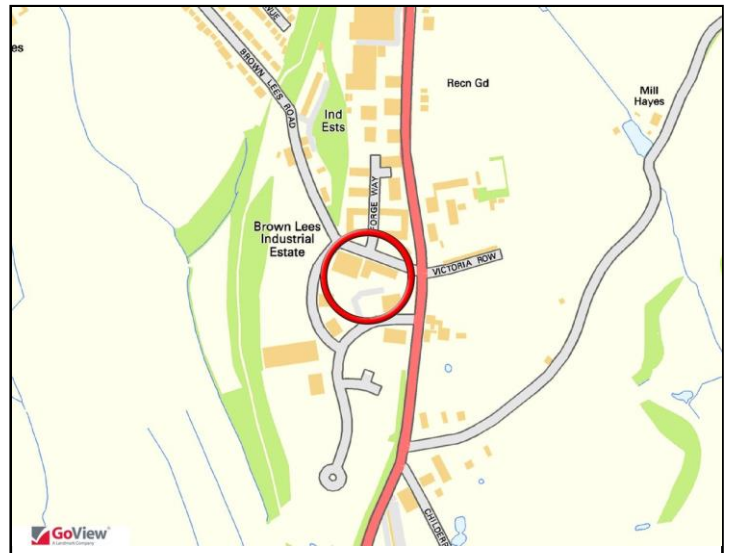




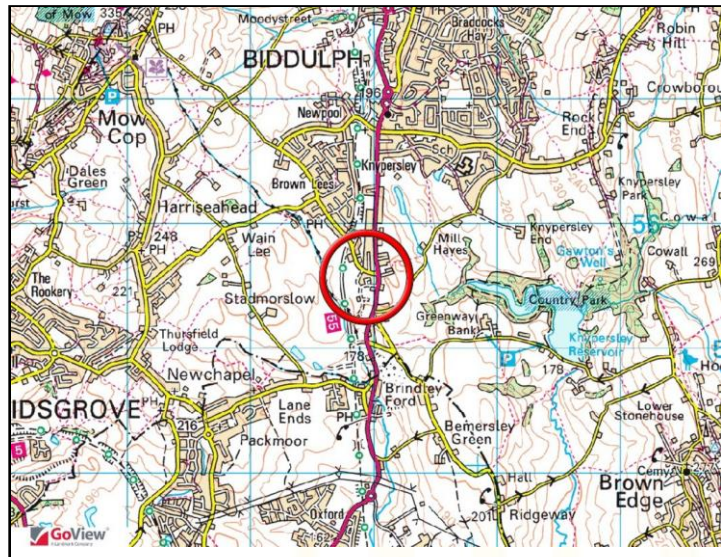
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



Strictly by appointment through agents:

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