

RORY MACK

ASSOCIATES



Agency

Professional

...we tick all the right boxes

TO LET:

£41,550 PAX

Unit A Etruscan Street

Shelton
Stoke on Trent
ST1 5PQ

**AWAITING
CLIENT
APPROVAL**



**WAREHOUSE/INDUSTRIAL UNIT
1,930 M² (20,775 SQ FT) GIA
VERY ACCESSIBLE LOCATION WITHIN ½ MILE OF THE A500
EAVES HEIGHT 3.33 M (10' 11")**

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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 large 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 GIA 1,930 m² (20,775 sq ft)

VAT

We understand that the rental will be subject to the addition of VAT at the prevailing rate.

SERVICES

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

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 landlords reasonable legal costs.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

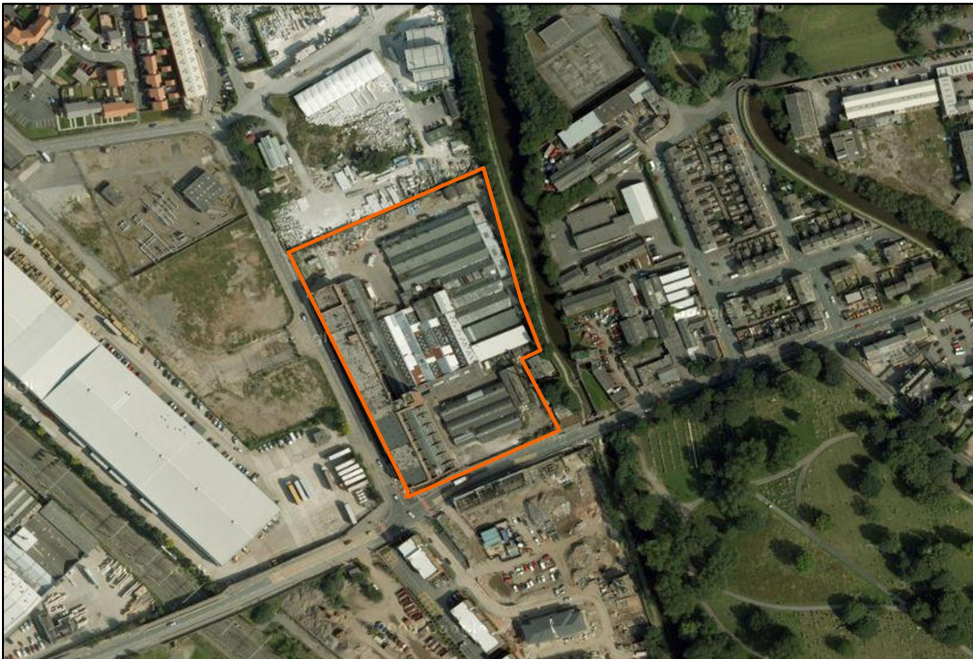
Website: www.rorymack.co.uk

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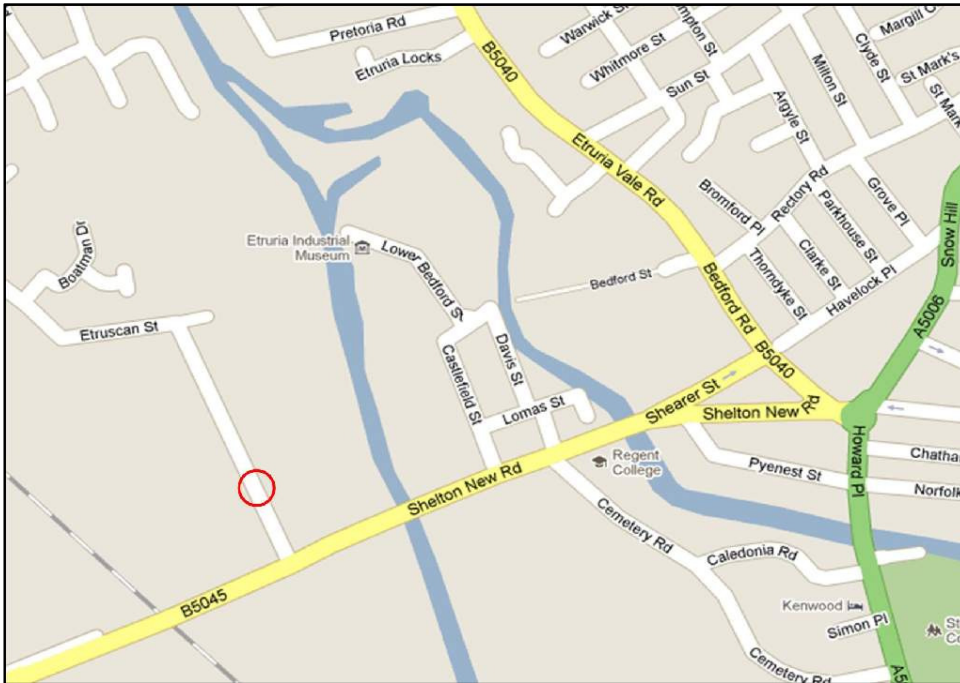
INTERNAL



SITE PLAN



STREET MAP



TOWN MAP

