



our difference your choice

TO LET



Available April 2019

**INDUSTRIAL/
WAREHOUSE UNIT**
24,523 SQ. FT (2,278.26
SQ.M)

Approx. Gross Internal Area

WE PROMOTE
THIS PROPERTY
ONLINE...



**CAMPBELL ROAD
STOKE-ON-TRENT
STAFFORDSHIRE
ST4 4RP**

-  **Prime Logistical Location**
-  **Refurbished Throughout**
-  **Self-Contained Site Area (1.115 acres)**

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to arrange a viewing or to hear more call us on
or visit us online at...

01782 202294

www.mounseysurveyors.co.uk



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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Tom Johnson / James Craine**

Email: **tom@mounseysurveyors.co.uk**
james@mounseysurveyors.co.uk



ACCOMMODATION

	Sq.Ft.	Sq.M.
Ground floor offices	1,413	131.27
Ground floor workshop	18,493	1,718.04
First floor offices	1,413	131.27
First floor store	3,204	297.66
Total Gross Internal Floor Area	24,523	2,278.26

TENURE

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

RENT

£88,000 per annum exclusive.

RATING ASSESSMENT

The Rateable Value listed for 2017 is £61,000. We would recommend that further enquiries are directed to the Local rating Authority (Stoke-on-Trent City Council - 01782 234567).

EPC

The property has an EPC rating of C-75.

PLANNING

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

SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

VAT

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



LOCATION

The property is situated on Campbell Road, Stoke-on-Trent adjacent to the A50/A500 dual carriageway intersection. The property is ideally situated for the surrounding local and regional road network, being approximately 2 miles distant from Junction 15 of the M6 Motorway. Surrounding occupiers include Michelin, Booker Cash & Carry and William Mellard Steel Stockholders.

DESCRIPTION

The property comprises a warehouse unit that has undergone substantial refurbishment to briefly include a new profile clad roof surface, cladding of some external elevations, new gas and electrical installations, redecoration and carpeting of the office accommodation and the installation of heating in both the offices and warehouse.

The building is accessed for personnel and visitors via the front elevation into two storey office accommodation which comprises a reception, cellular offices, WCs and a staff canteen facility. The warehouse is arranged within two bays with loading access to the rear via four surface level doors with canopy over. There is also a mezzanine floor providing additional storage and welfare accommodation.

Externally there are approximately 20 car parking spaces to the front of the building with a service yard to the rear.

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