

MEIR POINT

50 Whittle Road
Stoke on Trent
ST3 7TU

To Let

Refurbished Self Contained Unit
69,296 SQ FT



- * 10 M EAVES
- * 6 DOCK LOADING DOORS
- * 4 LEVEL ACCESS DOORS

- * 65 M YARD DEPTH
- * ADJACENT TO A50
- * SECURE SELF-CONTAINED SITE

LOCATION

The site is located in an established location less than 6 miles south east of Stoke on Trent. It is accessed from Whittle Road off the A50 dual carriageway which links to Derby / M1. For access to the M6, J15 is 6 miles and J16 is 14 miles west of the property. Neighbouring occupiers include Recticel Insulation, Veolia, Well Pharmacy, Gazeley, B&Q, and Tesco.

SPECIFICATION

Warehouse

- * 10 m eaves
- * 6 dock level doors
- * 4 level access doors
- * 14 trailer parking spaces
- * 66 car parking spaces
- * 65 m deep concrete yard
- * Lighting
- * Gas ambi-rad heaters
- * Toilet / amenity block
- * Secure fenced site

Office

- * Fully fitted
- * 3 compartment trunking
- * Kitchenette
- * Meeting room
- * Suspended ceiling
- * LED lighting

ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	6,240.59	67,174
Ground Floor Office	100.57	1,083
First Floor Offices	96.55	1,039
Total (GIA)	6,437.71	69,296

SITE AREA

The site is rectangular with an area measuring approximately 3.67 acres.

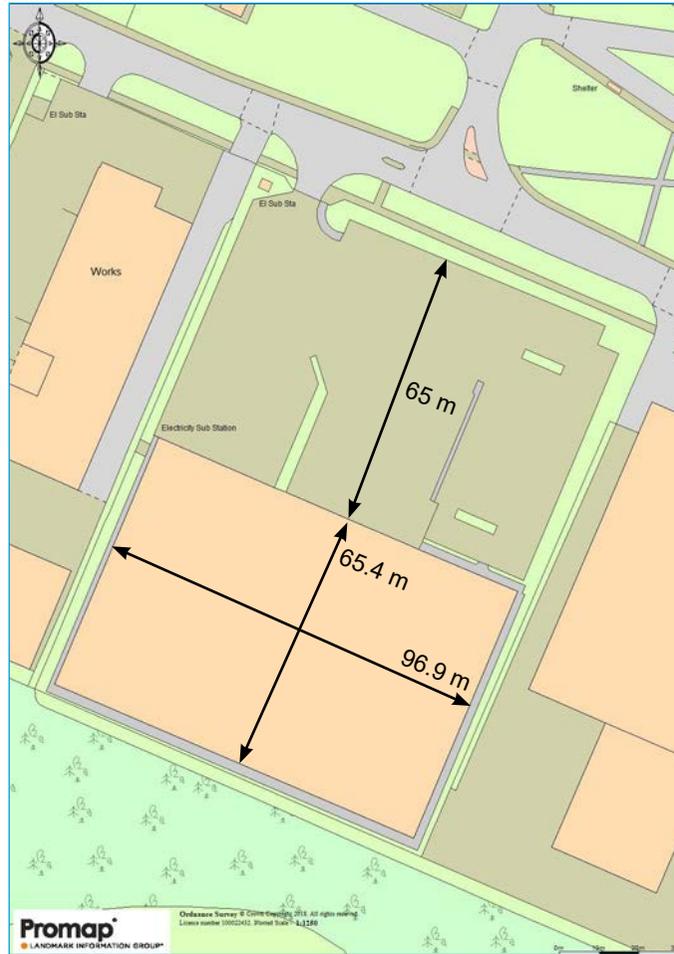
EPC

EPC rating - C71

RATEABLE VALUE

The 2017 Rating List entry for the property is as follows:

Description: Factory and premises
Rateable Value: £198,000



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

By prior appointment through the sole joint agents Avison Young or Mounsey Surveyors.



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NOVEMBER 2018