



our difference your choice

# TO LET



**INDUSTRIAL/ WAREHOUSE  
UNIT  
4,133 SQ.FT (383.97 SQ.M)**

Approx. Gross Internal Area

WE PROMOTE  
THIS PROPERTY  
ONLINE...



**WAREHOUSE 3C,  
TRANSPORT HOUSE,  
TITTENSOR  
STOKE-ON-TRENT, ST12 9HD**

- Established Industrial Location
- High Level of on-site Security
- Large Access door

our difference your choice

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

# 01782 202294

[www.mounseysurveyors.co.uk](http://www.mounseysurveyors.co.uk)



our difference your choice

## 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: **Richard Mounsey / James Craine**

Email: richard@mounseysurveyors.co.uk  
james@mounseysurveyors.co.uk



## LOCATION

The subject property is located off the A34 Dual Carriageway on R & G Bassetts self-contained premises. The property is located approximately 4.8 miles south of Stoke-on-Trent and approximately 3.8 miles north of Stone.

The A34 Dual Carriageway provides further access to the A500 Dual Carriageway with Junction 15 of the M6 Motorway which is approximately 3.8 miles north west and Junction 14 being 8.8 miles distant to the south.

## DESCRIPTION

The subject property comprises an end terrace industrial building being of steel portal frame construction, with a combination of steel profile clad and masonry elevations beneath a pitched, steel clad roof surface.

The property benefits from the following characteristics;

- Large shared yard
- Roller shutter door access
- 5.45 metre eaves
- CCTV
- Guarded entrance to site

Office accommodation is available by way of a separate negotiation. Please contact our office for more information.

## ACCOMMODATION

SQ.FT SQ.M

**Warehouse 3C**                      **4,133**    **383.97**

## TENURE

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

## RENT

£20,665 per annum plus VAT.

## EPC

Pending.

## RATING ASSESSMENT

The property is to be re-assessed. We recommend that further enquiries are directed to the Local Ratings Authority, Stafford Borough Council.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough 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 may be payable.



our difference your choice

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited