

TO LET

STORAGE UNIT

UNIT 4 KIRKLANDS BUSINESS PARK, OLD MILL STREET, STOKE-ON-TRENT, ST4 2DH



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LOCATION

Kirklands Business Park is located immediately off the A500 'D' road. The A50 dual carriageway is approximately 1.2 miles, whilst Hanley (City Centre) is approximately 1.7 miles to the north.

DESCRIPTION

The premise is single storey with separate pedestrian and storage accesses. To the rear is an office. Externally there is one allocated parking space in front of the unit.

- Useful Storage unit with office
- Led lighting
- Excellent road links
- EPC 'C' rated

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £2,475. Small businesses may benefit from Small Business Rates Relief Scheme for up to 100%. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council - 01782 238274).

ACCOMMODATION	SQ M	SQ FT
GIA	52.73	568

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TENURE

The property is available by way of a new full repairing lease on terms to be agreed, with rent payable monthly in advance by standing order and a one month rent deposit. A service charge of £100 pcm is payable for utilities and contribution towards maintenance of common areas.

RENT

£4,500 per annum plus VAT

EPC

The property has an EPC rating of C-84.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council). Please note vehicle related businesses will not be considered.

SERVICES

All main services are believed to be connected to the property but have not been tested. The premise has a single phase electrical supply although a three phase supply can be accommodated, subject to terms. The rear office has a single radiator connected to a shared system. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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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 is payable

CONTACT

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Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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