

**TO LET**

**INDUSTRIAL SITE**

**FORMER TRENTWOOD TIMBER SUPPLIES STOKE OLD ROAD, HARTSHILL STOKE-ON-TRENT ST4**



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# INDUSTRIAL SITE

## FORMER TRENTWOOD TIMBER SUPPLIES STOKE OLD ROAD, HARTSHILL STOKE-ON-TRENT ST4

### LOCATION

The site is situated off Stoke Old Road in Hartshill, approximately 1 mile to the east of New castle-under-Lyme. The A500 Dual Carriageway is in close proximity and provides further access to the M6 Motorway with Junction 15 being approximately 5.2 miles south and Junction 16 being 8.1 miles distant to the north west.

### DESCRIPTION

The subject property comprises a secure self-contained industrial site which is concrete surfaced throughout and benefits from a series of industrial buildings on site. The property benefits from the following characteristics:

- Surfaced yard area
- Gated access
- CCTV
- WC's



### ACCOMMODATION

|                  | SQ.FT | SQ.M   |
|------------------|-------|--------|
| <b>Buildings</b> | 4,956 | 460.43 |

The total site area is 0.89 Acres

### TENURE

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

### RENT

£30,000 per annum plus VAT.

### RATING ASSESSMENT

The property has a rateable value as listed in the 2017 list as £10,000. We recommend that further enquiries are directed to the Local Rating Authority, Stoke-on-Trent City Council.

### PLANNING

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

### SERVICES

Water and electricity 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.

### EPC

Pending

### VAT

All prices and rent are quoted exclusive of VAT which may be applicable.

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