

TO LET

LOWER GROUND FLOOR AND FIRST FLOOR ACCOMMODATION

GARFIELD WORKS, UTTOXETER ROAD, LONGTON, STAFFORDSHIRE, ST3 1NY



Contact Rob Stevenson: Rob@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk   

STORAGE & LEISURE PREMISES

GARFIELD WORKS, UTTOXETER ROAD,
LONGTON, STAFFORDSHIRE, ST3 1NY



LOCATION

The property is prominently situated on Uttoxeter Road on the edge of Longton town centre and within close proximity to the A50 dual carriageway. As such, the property has good access to the local and regional road network, including the A500 dual carriageway which is approximately 2.8 miles to the west. Junction 15 of the M6 Motorway is approximately 4 miles distant.

Longton benefits from its own railway station which is situated on the Crewe-Derby line and within a walking distance from the subject property.

The nature of the surrounding buildings are predominantly commercial and industrial in their nature.

DESCRIPTION

The property comprises three inter-linking industrial buildings situated on a self-contained site area with a service yard/car park located to the front elevation.

The available areas are described further overleaf and form the lower ground floor and first floor, available separately.

The ground floor industrial units are occupied and do not form part of the areas available.

Externally the property is served by a combined car park and loading yard which is tarmacadam surfaced, being bounded with concrete bollards and an entrance barrier.

ACCOMMODATION	SQ M	SQ FT
Lower ground floor	472.59	5,087
First floor	287.61	3,096

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LOWER GROUND FLOOR

The area provides mainly open plan dry storage. There is a service door access on the side elevation, Barlow Street. A new larger access will be created on the corner of Barlow Street and Barker Street. The unit has a clearance height of 2.8m.

RENT

£15,000 per annum exclusive.

FIRST FLOOR

A refurbished open plan area with excellent natural light, concrete floor, kitchen and 2 x W.C's. Self-contained staircase from the front of the property, with coded door access, lead into the unit. Considered suitable for a range of uses, subject to any required planning consent.

RENT

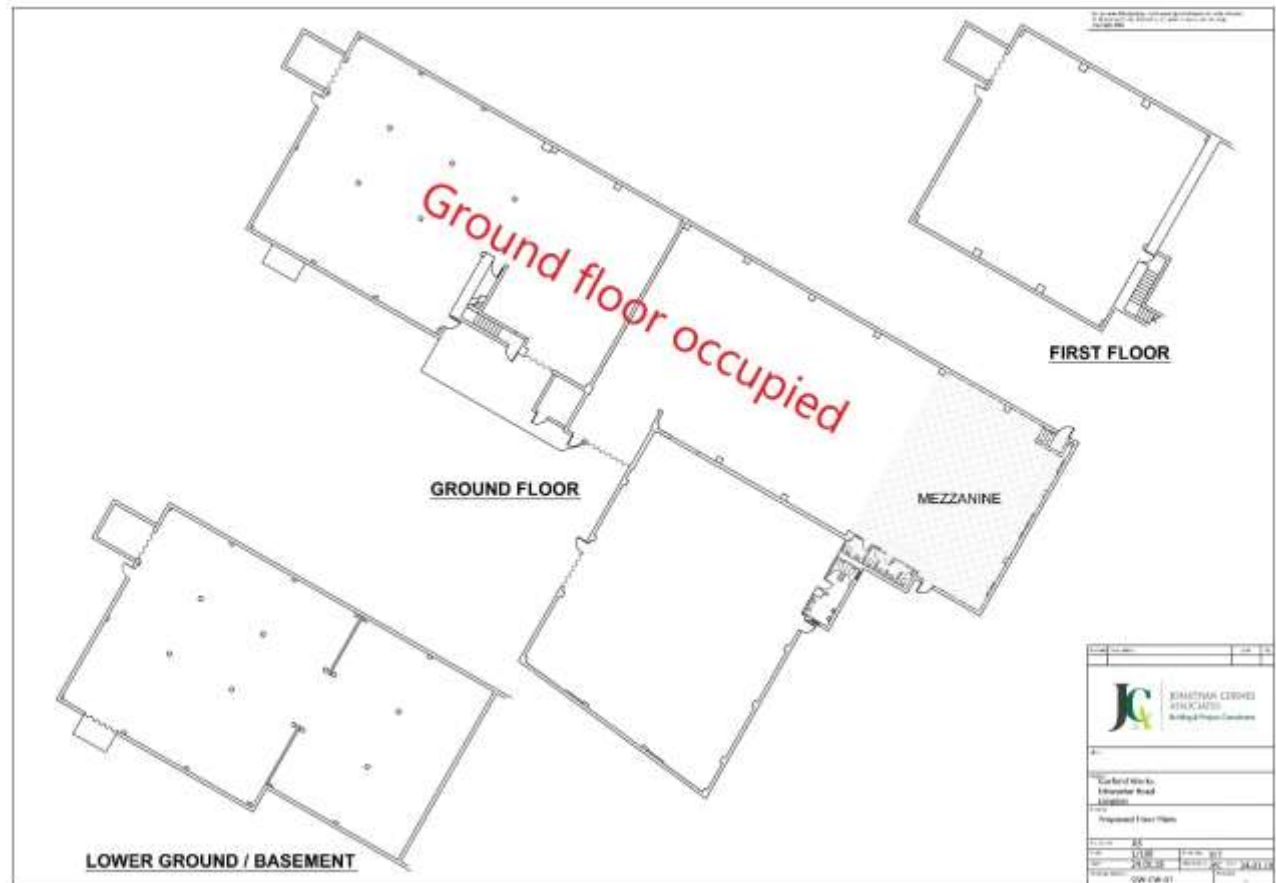
£12,000 per annum exclusive.

TENURE

Each demise is available by way of a new internal repairing and insuring lease on terms to be agreed.

RATING ASSESSMENT

The areas are currently being reassessed. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).



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EPC

TBC

PLANNING

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

SERVICES

All 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

The ingoing Tenant is responsible for the Landlord's reasonable legal costs incurred with the preparation of the Lease.

VAT

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

CONTACT

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E: rob@mounseysurveyors.co.uk

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



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