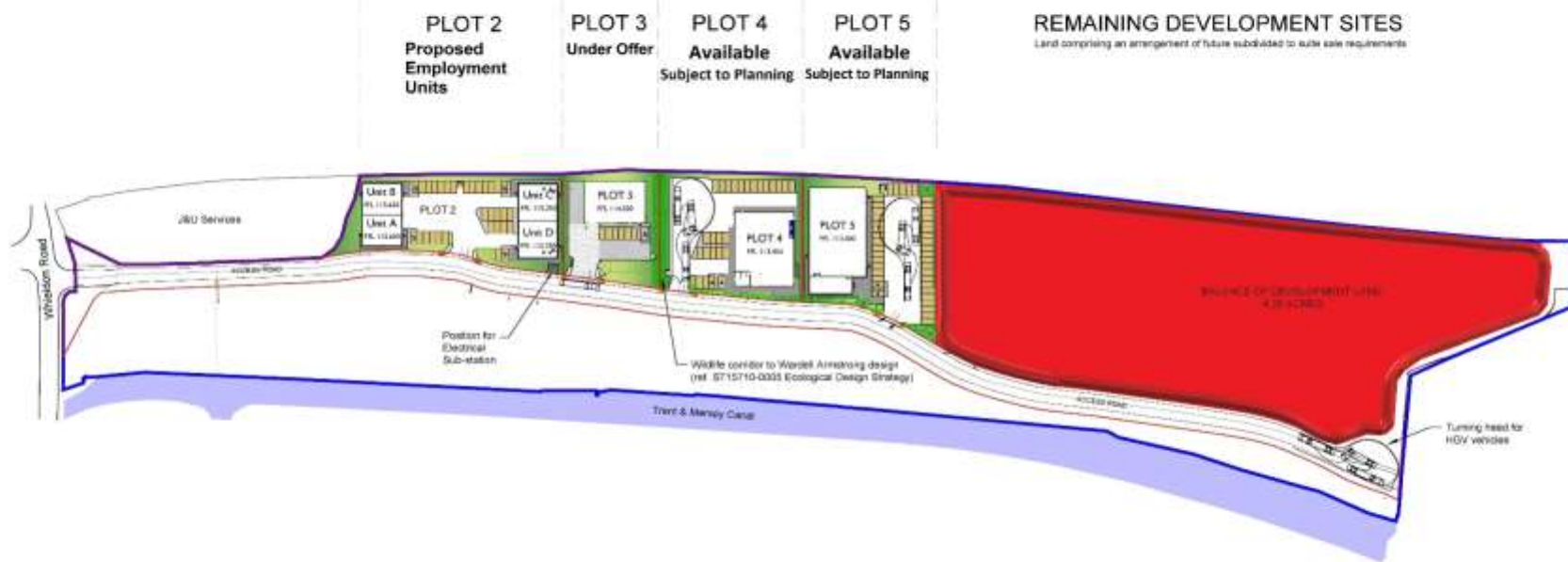


FOR SALE

COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPPORTUNITIES / INDUSTRIAL UNITS
CITY ISLAND, WHIELDON ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 4HP



COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPTION / INDUSTRIAL UNITS

CITY ISLAND, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4HP



LOCATION

Road Links

- A500 - 0.5 miles
- A50 – 1.3 miles
- M6 J15 – 3.5 miles
- M6 J16 – 9 miles

Stoke-on-Trent Railway Station is located less than one mile from the site. The railway is on the West Coast Main Line providing direct access to London Euston, Birmingham New Street and Manchester Piccadilly.

The site is located at the westerly side of Whieldon Road, close to the A500. The site is positioned between two bridges:

- East bound has a height restriction of 12'0".
- West bound (to the A500) shows no height restriction.

DESCRIPTION

City Island is a 7 acre site for the development of commercial uses. The options available are either a design & build on a sale or rental basis or purchase of land only.

COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPTION / INDUSTRIAL UNITS

CITY ISLAND, WHIELDON ROAD,
STOKE-ON-TRENT, ST4 4HP

Plot 2 – Units A to D

The development of 4 x industrial units with a shared yard to be offered To Let and available 2020.

- Units A & B: 192.7 m² (2,073 ft²)
- Units C & D: 231.25 m² (2,489 ft²)

The specification will include:

- Insulated composite sheet finish with brick cavity walls.
- Electric roller shutter door.
- Double glazed windows to the front elevation
- Metal insulated roof incorporating skylights.
- Internal shell specification.
- Kitchen and toilet facilities.
- Water supply and three phase electric brought into the units for the occupiers connection.
- 6m eaves.
- Landscaped borders.

RENT & TENURE

Units A & B: £15,000 per annum per unit.

Units C & D: £18,750 per annum per unit.

The units will be available on new full repairing and insuring leases for a term to be agreed. The lease will provide for a service charge for upkeep and maintenance of common items.



COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPTION / INDUSTRIAL UNITS

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PLOTS 3, 4 & 5

Plot 3 - under offer.

Plot 4 extends to 0.70 acres and the development of a 7,607 ft² unit with:

- 26 private parking spaces and service yard.
- 6.5m eaves and 9.5m to the ridge.
- Full height glazing to main entrance.
- Insulated composite sheet finish elevations.
- Electric roller shutter door.
- Metal insulated roof incorporating skylights.
- Internal shell specification including kitchen & WCs.
- Water supply and three phase electrics brought into the units for the occupiers connection.
- Landscaped borders.

Plot 5 extends to 0.735 acres with a proposed unit of 10,426 ft² proposed on a similar basis as Plot 4.

PLANNING

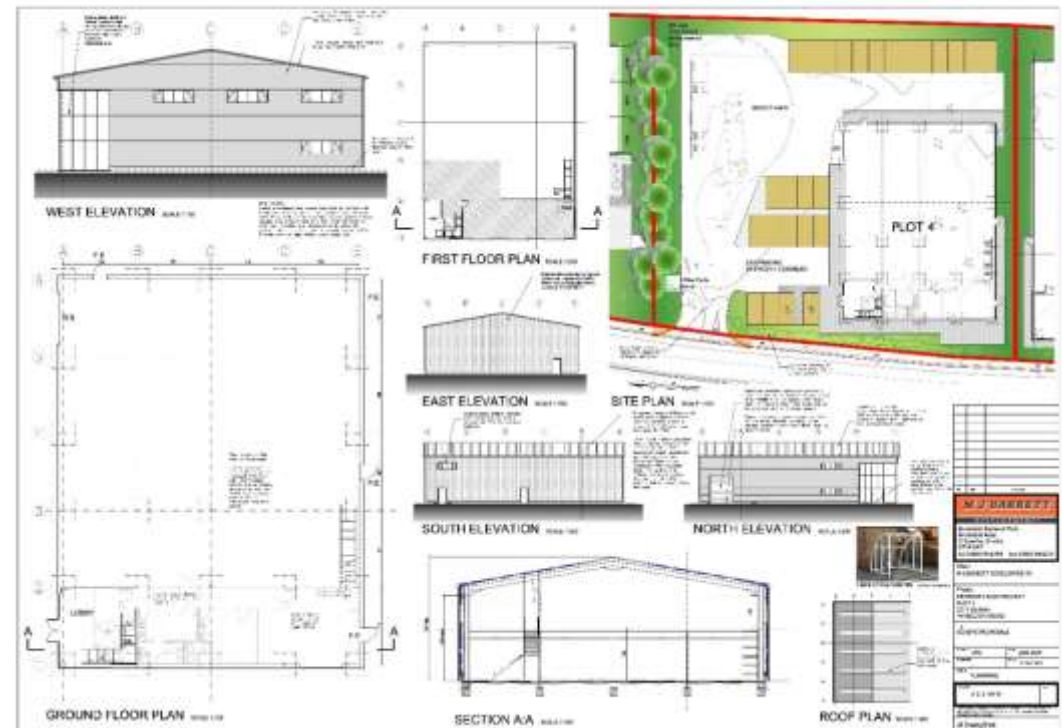
Planning has been submitted for Plots 2, 3 & 4. Plot 5 would be subject to planning as well as specification.

TENURE & RENTS/PRICES

The plots are available to purchase based upon £250,000 per acre plus VAT and a build contract for the development.

Alternatively, the units may be available on new full repairing and insuring leases on terms to be agreed.

A service charge for upkeep and maintenance of common items will be applicable.



COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPTION / INDUSTRIAL UNITS

CITY ISLAND, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4HP

DEVELOPMENT LAND

The rear section of the site (coloured red) extends to approximately 4.24 acres and is available to purchase. Smaller plots or design & build opportunities will be considered.

A telephone mast is located in the far east corner with access required for maintenance and inspection.

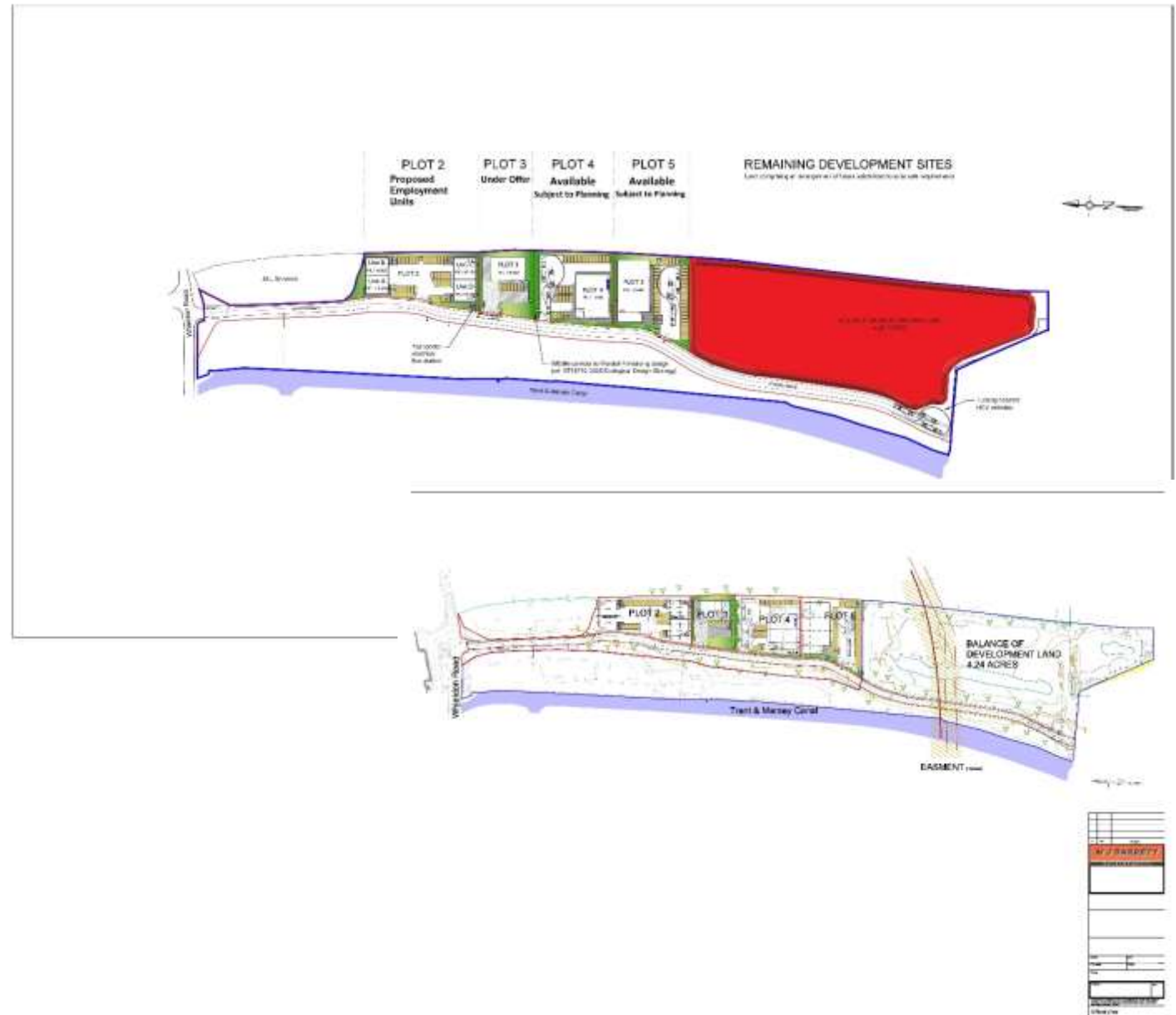
TENURE & RENTS/PRICES

The land as a whole is available to purchase freehold based upon £250,000 per acre plus VAT.

Parties interested in either smaller plots or alternative options should contact the agents to discuss further.

PLANNING

Outline planning consent was granted 13 June 2016 for industrial and warehouse development of up to 86,000 ft². Interested parties are advised to make their own enquiries with Stoke-on-Trent City Council. Offers subject to planning will be considered.



COMMERCIAL DEVELOPMENT LAND / DESIGN & BUILD OPTION / INDUSTRIAL UNITS

CITY ISLAND, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4HP

SERVICES

Each plot will be provided with an electrical supply (requirement to be discussed), water supply and BT ducting for occupiers cabling and chosen data supplies. Gas connection may be available. The purchaser is to cover the cost of bringing services to the plot/unit. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

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

LEGAL COSTS

Each party is responsible for their own legal costs in connection with a purchase. The Tenant shall be responsible for the Landlords legal costs in connection with a Lease.

VAT

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

CONTACT

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