



TO LET

INDUSTRIAL / WAREHOUSE PREMISES
UNIT 1A
SNEYD HILL INDUSTRIAL ESTATE
BURSLEM
STOKE-ON-TRENT
ST6 2EB



4,528 sq.ft (420 sq.m)
(Approx. Gross Internal Area)

- Well established industrial location
- Burslem Town Centre approximately 0.5 mile
- Flexible lease terms available





LOCATION

The property is located on Sneyd Hill Industrial Estate which is accessed directly off Sneyd Hill lying approximately 0.5 mile to the east of Burslem Town Centre. The estate is well situated for access onto the Leek New Road (A53), Waterloo Road (A50) and the A500 is approximately 2 miles from the estate and provides access to Junctions 15 and 16 of the M6 Motorway.

DESCRIPTION

The property comprises an end terrace, steel portal frame unit constructed with a concrete floor and full height brick elevations with a pitched roof incorporating roof lights above. Eaves height in the warehouse is approximately 4.8 metres and loading access is via a roller shutter door to the side elevation. The warehouse is lit by way of strip fluorescent lighting.

To the front of the premises there is a single storey brick built office and toilet block providing two offices and male and female toilets.

Externally there is a tarmac parking and loading area to both the side and front which is accessed directly off the estate road.

ACCOMMODATION

	Sq.ft	Sq.m
Warehouse	3,769	350.14
Offices incl. toilets	759	70.54

Approx. Gross Internal Area	4,528	420.68
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TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£20,376 per annum exclusive.

RATING

We would recommend that enquiries be made to the local Rating Authority (Stoke-on-Trent City Council) on 01782 234567.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common parts of the estate. Further details are available from the letting agents.

PLANNING

All interested parties are advised to make their own enquiries to the local authority.



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SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Contact: Richard Mounsey

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Ref: ST302
Date: March 2009

Subject to Contract

