



TO LET

(On instructions of LPA Receiver)

INDUSTRIAL / WAREHOUSE PREMISES

**FORMER FACTORY SHOP (ROYAL DOULTON)
KING STREET
FENTON
STOKE-ON-TRENT, ST4 3DF**



91,084 sq.ft (8,461.70 sq.m)

Approx. Gross Internal Area

- Concessionary rental available
- Close to A50 dual carriageway
- 3,000 kg or 32 person passenger lift



LOCATION

The property is located on King Street, approximately a quarter of a mile north of Longton Town Centre and 2 miles south-east of Hanley (City Centre). Access to the A50 dual carriageway is approximately half a mile from the premises via the Victoria Link Road. The A50 links into the A500 and M6 Motorway at Junction 15 and the East Midlands and the M1 Motorway at Junction 24.

DESCRIPTION

The property is of steel framed construction with brick and block elevations, the upper parts of which have been concrete rendered. The property has a two-storey office block fronting onto King Street and to the rear of the offices is an adjoining warehouse / workshop with ground and lower floors. The rear of the site has an undercroft loading area serving the upper floor via a goods / passenger lift with a 3,000 kg or 32 persons capacity.

ACCOMMODATION

	Sq.ft	Sq.m
Offices		
Ground Floor	4,951	460
First Floor	4,951	460
Warehouse / Workshop		
Ground Floor	51,290	4,765
Lower Ground Floor	29,891	2,777
Total GIA (Whole)	91,084	8,462

Total Site Area of circa 3.23 Acres

The property is situated adjacent to the former Wedgwood Factory Shop which amounts to circa 44,396 sq.ft (4,124.47 sq.m) and can be taken in addition to the above property.

TENURE

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

RENT

Offers invited for long or short term occupation.

SERVICES

The agent has not tested any apparatus, equipment, fixture, 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.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

RATING ASSESSMENT

Verbal enquiries reveal a Rateable Assessment of £237,000. Prospective occupiers are advised to make their own enquiries at the Local Authority.

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
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December 2009

Subject to Contract