

# RORY MACK

ASSOCIATES



**UNIT 3 HALLFIELD WORKS,  
FESTING STREET, HANLEY,  
STOKE ON TRENT, ST1 2HY**

**TO LET  
£12,500 PAX**

- Warehouse unit extending to: 2,590 sq ft (GIA)
- Self contained workshop with mezzanine offices
- Parking for up to 5 vehicles at the front of the building
- EPC: Band E (110)



## UNIT 3 HALLFIELD WORKS

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### GENERAL DESCRIPTION

A mid-terrace workshop/storage building, forming part of the Hallfield Works complex in Festing Street, Hanley. The building has a large open plan area suitable for a range of manufacturing uses whilst benefiting from a 1st floor mezzanine area and separate storage to the side. The building is constructed of brick elevations clad in a profile metal sheet and has a concrete flat roof surface with extensively glazed skylights which have recently been covered and benefits from 3 phase electric a brand new resin floor to the open plan area and gas blow heaters. The main entrance to Hallfield Works is off Festing Street within the centre of which there is parking for approx. 5 cars to the front of the unit. The building will suit a wide range of industrial uses.

### LOCATION

The unit is located on Festing Street in a mixed use area on the north-eastern edge of the city and shares a front yard with four similar size units.

### SERVICES

Mains electricity, gas, water and drainage are connected. Please note that no services have been tested by the agents.

### TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

### PARKING

Parking is available to the front of the forecourt.

### VAT

The rent is not subject to VAT

### BUSINESS RATES

Rateable value: £9,400

Rates payable: £4,690.60 pa 24/25

If you qualify for Small Business Rates Relief you may be entitled to a 100% exception.

### ACCOMMODATION

Warehouse: 2,490 sq. ft.

Storage: 100 sq. ft.

Mezzanine: 583 sq. ft.

WC: --

**Total GIA: 3,173 sq. ft.**

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

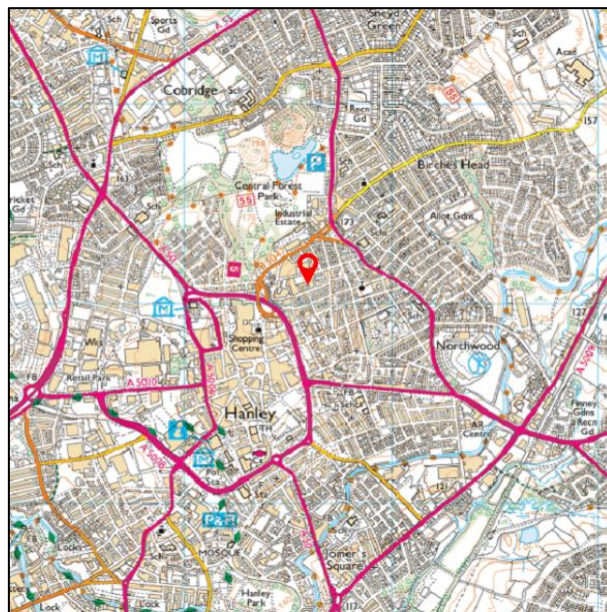
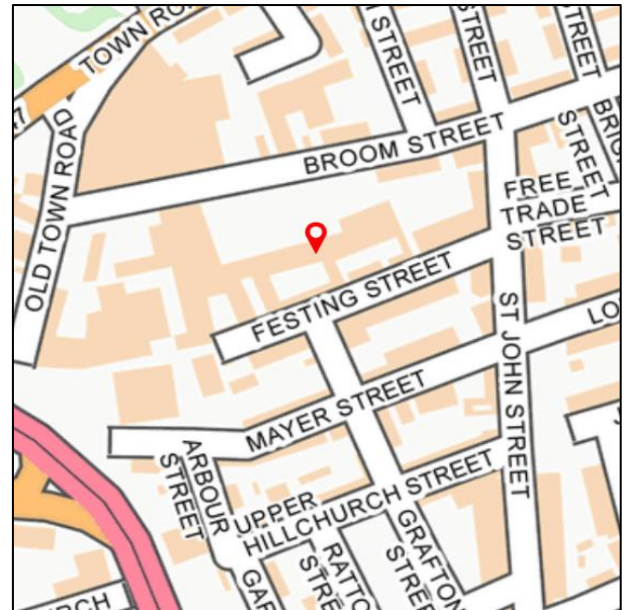
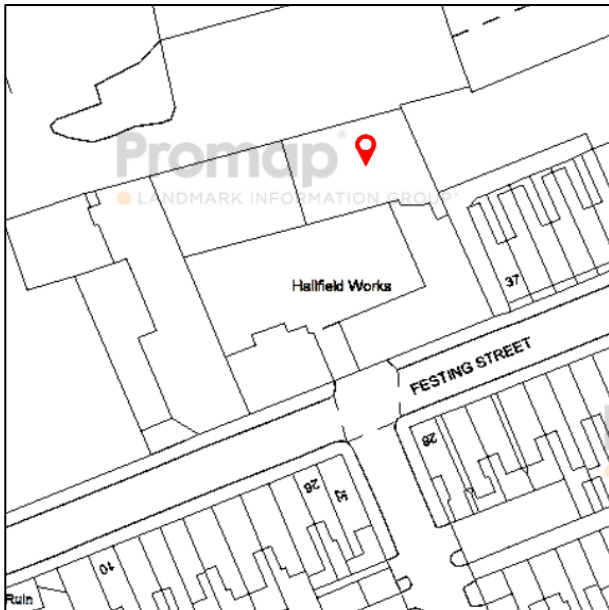




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### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements