

TO LET
Industrial Warehouse Unit

Unit 2 The Glades, Site 4 Festival Park, Hanley, ST1 5TG

4,000 SQ.FT.
371.61 SQ.M.



Contact: Charlotte Worthington, MRICS

Email: c.worthington@sandyfordproperties.co.uk

Mobile: 07842 422903

Website: www.sandyfordproperties.co.uk

LOCATION

The Glades in Stoke-on-Trent is a development of three modern industrial units comprising 11,000 sq ft. Each of the three units features an eaves height of 6 metres and generous yard space, making them ideal for businesses of many sizes. Prominently located at Stoke-on-Trent’s leading commercial location, offering excellent commuter links and access to many local amenities.

The property is located off Festival Way which is accessed from the A500 dual carriageway. The A500 provides direct access to both Junctions 15 and 16 of the M6 Motorway within 7 miles from the property and the A50 dual carriageway towards the East within 5 miles.

Festival Park has successfully attracted a broad range of occupiers over the years and the northern section of Festival Park has benefited from the opening of the Etruria Link Road providing additional access to the park at the Wolstanton junction of the A500. The adjacent Etruria Valley has seen significant new development over the last 4 years with new distribution centres opened for National Veterinary Supplies, Emerge Global and Overclockers.

DESCRIPTION

The property comprises a mid terrace steel portal frame unit with brick/profile clad elevations with a pitched roof incorporating roof lights above. Internally, the property benefits from an electric roller shutter, LED lighting, 7.1m eaves height, with offices to the front with a kitchenette and toilets. Externally, the property benefits from having good parking and turning yard area. The property is due to be refurbished with new flooring, cladding replaced and general redecoration works.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

ACCOMODATION

Gross Internal Area of 3,942 SQ. FT. (366.30 SQ. M.)

PLANNING

This property falls under use Class B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

RENT

Rent - £40,000 per annum.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. Further details are available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (68)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings and so cannot verify that they are in working order or fit for purpose.

BUSSINESS RATES

Interested parties should make their own enquiries to the local authority.

LEAGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

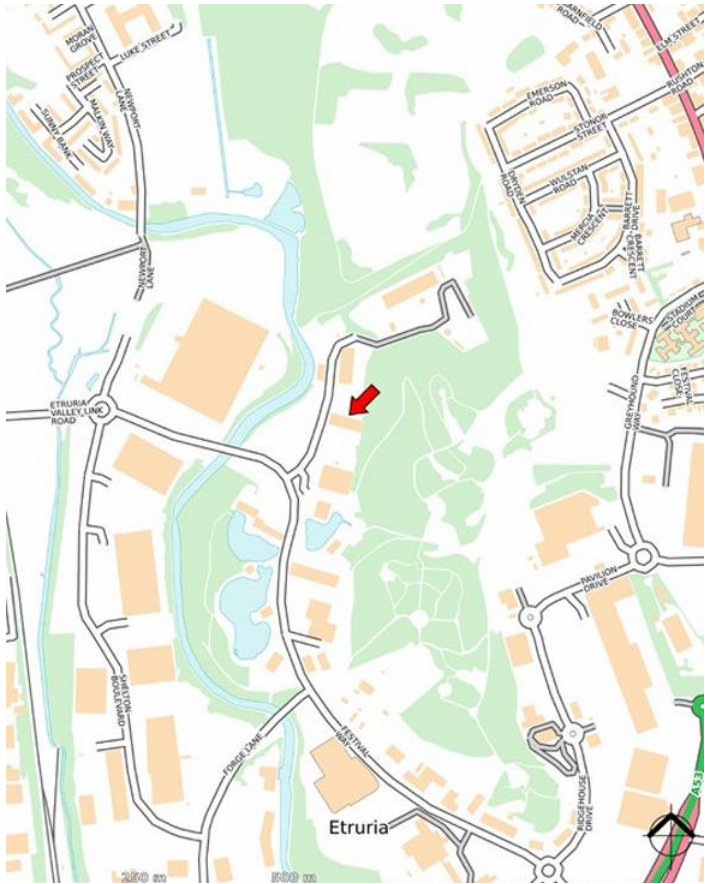
VAT

All prices quoted are exclusive of VAT which is applicable.

MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.





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