



FOR SALE

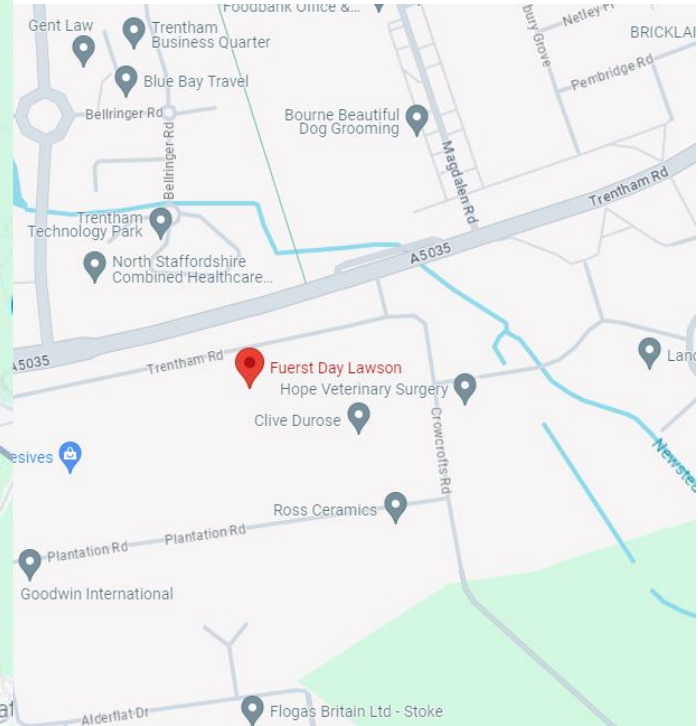
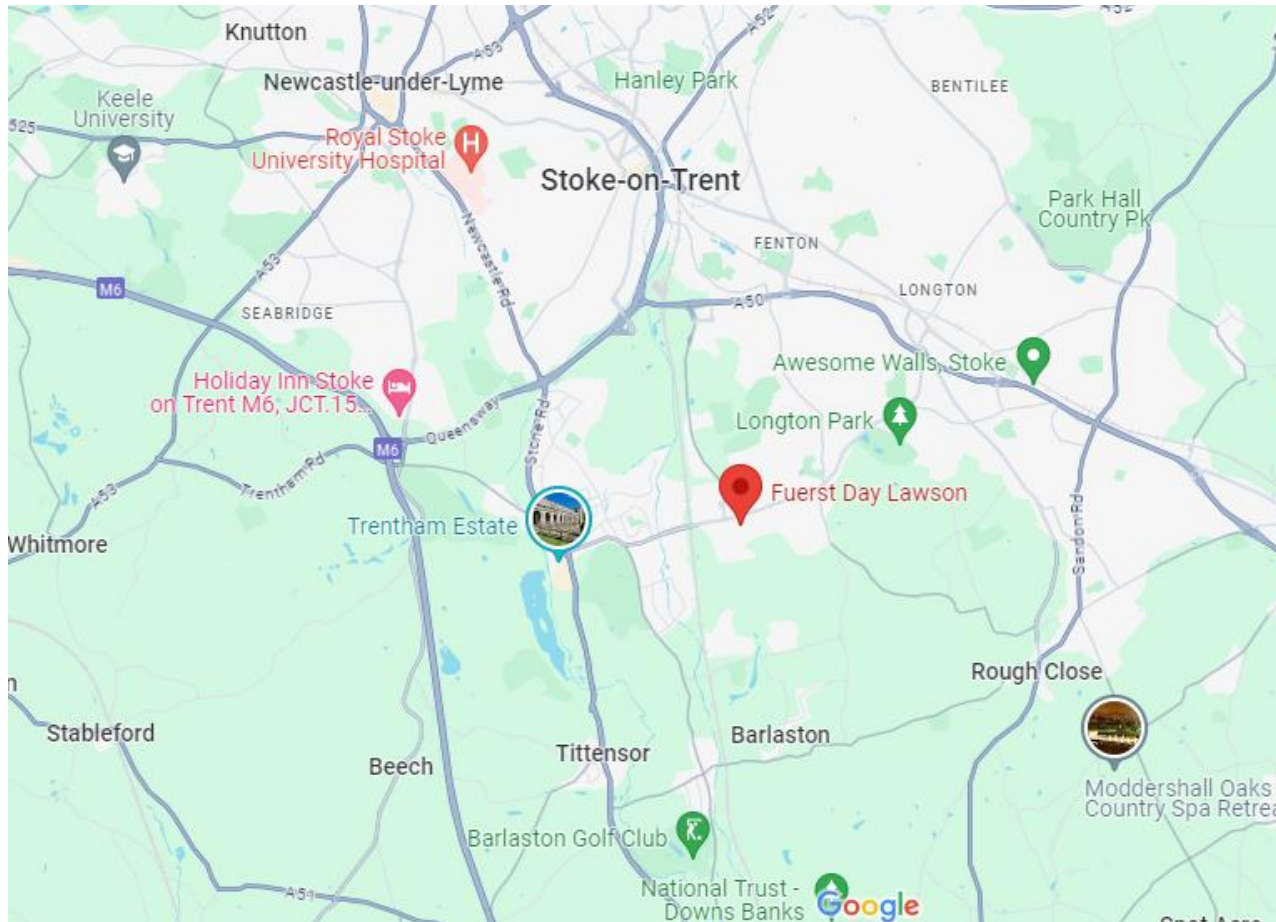
Former FDL Premises

Newstead Industrial Estate
ST4 8HX

39,800 sq. ft on 2.22 Acres



LOCATION Former FDL premises , Newstead Industrial Estate, ST4 8HX



The property is located to the south of Stoke-On-Trent on the popular Newstead Industrial Estate, the site itself lying to the south of Trentham Road in a position fronting the main A5035 Trentham Road, the main arterial route leading to the A34, providing direct access to Stoke-On-Trent.

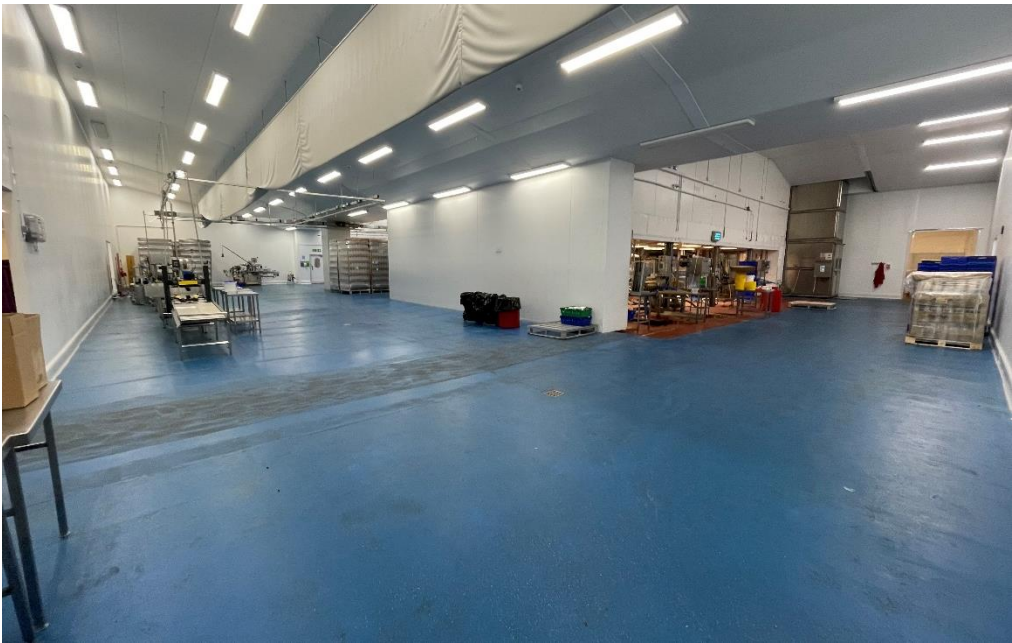
The site is located 4 miles south of Stoke-On-Trent City Centre (accessed via the A500) and 3 miles west of Junction 15 of the M6 motorway (accessed via the A5035), which is within close proximity to the site and provides access to major trunk roads.

Stoke-On-Trent railway station lies 4 miles north of the site providing mainline services across the UK via the West Coast Mainline.

PROPERTY FEATURES

The site is the former Fuerst Day Lawson LTD manufacturing facility for drinks products.

The facility has now closed and the manufacturing line/equipment is being removed from the premises. The premises will be sold with Vacant Possession.



Availability

Building	Sq. ft	Sq. m
TOTAL	39,800	3,697.5
Area	2.22 Acres	0.9 Hectares

Specification

Comprised of a steel portal frame building built in the 1970's. The premises has been updated throughout its life and recently had a significant refurbishment of the office facility fronting the site.

The modernized section fronting the site provides ground level lab/testing facility, canteen space and toilets. At first floor level there is open plan office space and meeting rooms.

The remainder of the site is made up of manufacturing and storage rooms of differing quality and nature, with some cold and freezer store elements to the site.

The site has mains water, gas, electric and drainage. It is understood that the incoming power supply to the site is 1 MVA.



Tenure

The property is available on a Freehold basis.

Price

On Application

EPC

TBC

VAT

The premises have been elected for VAT which will be charged at the prevailing rate

Legal Costs

Each party to bear their own costs incurred in the transaction

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required



CONTACT

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VIEWINGS

Viewings are via appointment
only with Cushman & Wakefield

