



TO LET Warehouse/Industrial/Trade Counter Unit
11,043 sq.ft (1,026 sq.m)

Elder Road, Cobridge, Stoke On Trent, Staffordshire, ST6 2JF

- Detached unit
- Car parking and loading bay
- Prominent frontage on the busy A53

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Areas (Approx. Gross Internal)

Unit (Subject to VP)	11,043 sq.ft	(1,026 sq.m)
TOTAL	11,043 sq.ft	(1,026 sq.m)

Description

High quality trade counter, production and distribution unit. The stand-alone building has high bay LED lighting. The building also benefits from 18 parking spaces and 2 loading bays. Internally the property has toilets and kitchen facilities.

Rent

POA

Business Rates

Rateable Value £38,000 pa

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant.

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - ST6 2JF

The property is located alongside the A53.



Viewing

Strictly via prior appointment with the appointed agent:

harrislamb
PROPERTY CONSULTANCY
01782 272555
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