

Stoke-on-Trent - 5 Pit Lane, Talke, Staffordshire ST7 1UH  
Industrial Premises to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS





# Stoke-on-Trent - 5 Pit Lane, Talke, Staffordshire ST7 1UH

## Industrial Premises to Rent



### Property Features:

- Comprises single storey industrial/manufacturing premises with offices and separate outbuildings
- Total GIA: 2,237 sq m (24,082 sq ft)
- Site of approximately 1.06 acres (0.429 hectares)
- VAT is NOT applicable to this property
- Property benefits from car park at front for 7 cars
- The A500 dual carriageway is approximately 1 mile to the south east of the property and provides access to the surrounding local and regional road network, including Junction 16 of the M6 Motorway
- Occupiers nearby include other industrial premises, as well as Affinity Staffordshire, a discount shopping mall which host retailers such as Costa Coffee, Clarks, Nike, M&S, Card Factory, Next and more.



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### Property Description:

Comprises single storey industrial/manufacturing premises with offices and separate outbuildings on a site of approximately 1.06 acres (0.429 hectares), previously used for the purpose of precision sheet metal fabrication. The manufacturing accommodation is rectangular in shape and is of open plan configuration, with separate works office and WCs, canteen and stores on the opposite side of the property. Internally the offices are arranged within a single storey section at the front of the building. It is configured as a main office, director's office, server room and reception, ancillary to which are separate male and female WCs as well as a kitchenette. The property benefits from 7 car parking spaces at front and provides the following accommodation and dimensions:

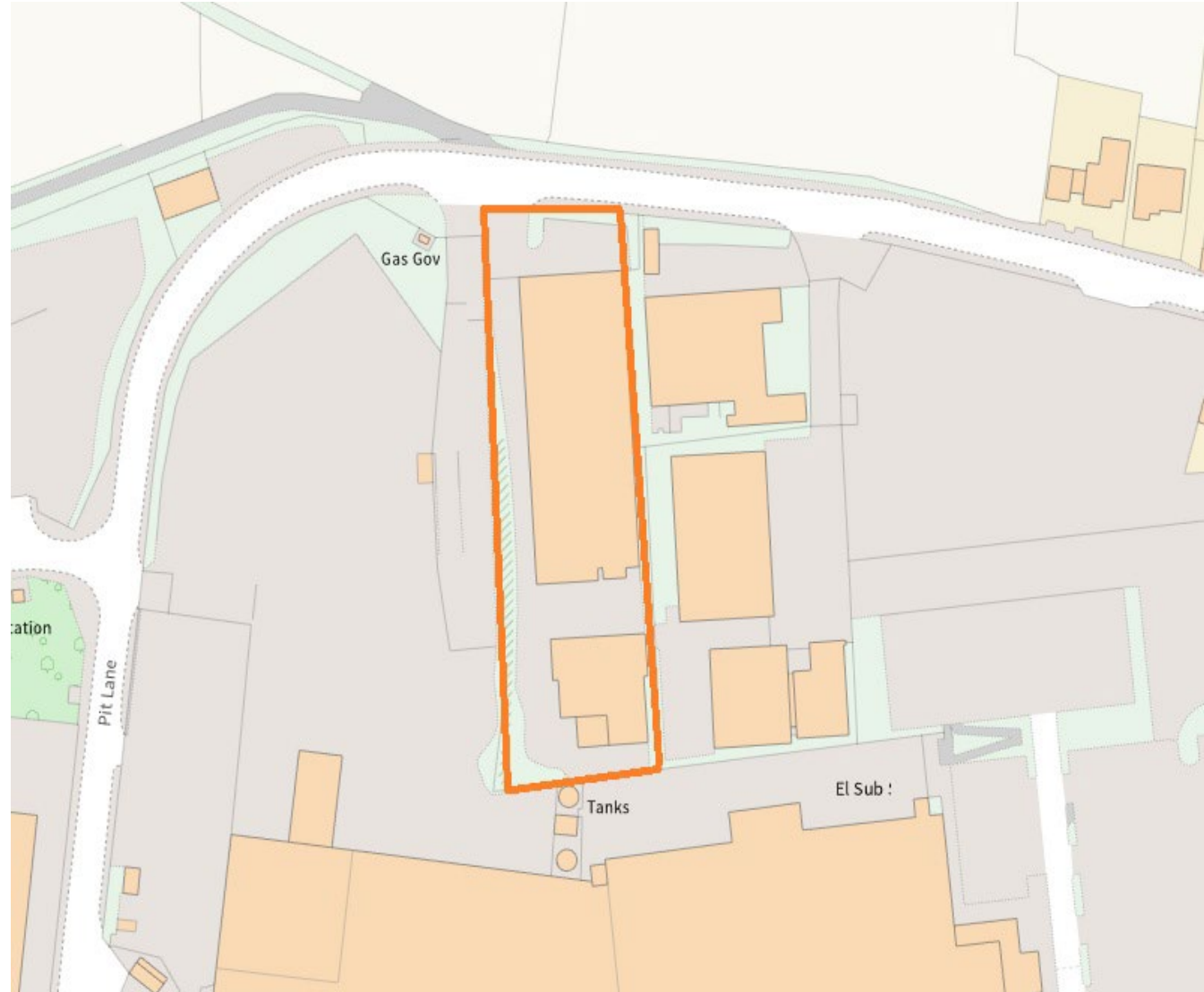
Main building inc. mezzanine: 1,758 sq m (18,925 sq ft)

Mezzanine floor: 188 sq m (2,024 sq ft)

Outbuildings: 431 sq m (4,640 sq ft)

Covered Storage: 48 sq m (517 sq ft)

**Total GIA: 2,237 sq m (24,082 sq ft)**





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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,538.46 per week (PCM: £6,666.66)

Deposit: £20,000 (3 Months)

### Rateable Value:

Rateable Value - £79,500 p.a.

Rates Payable - £40,700 p.a.

### EPC:

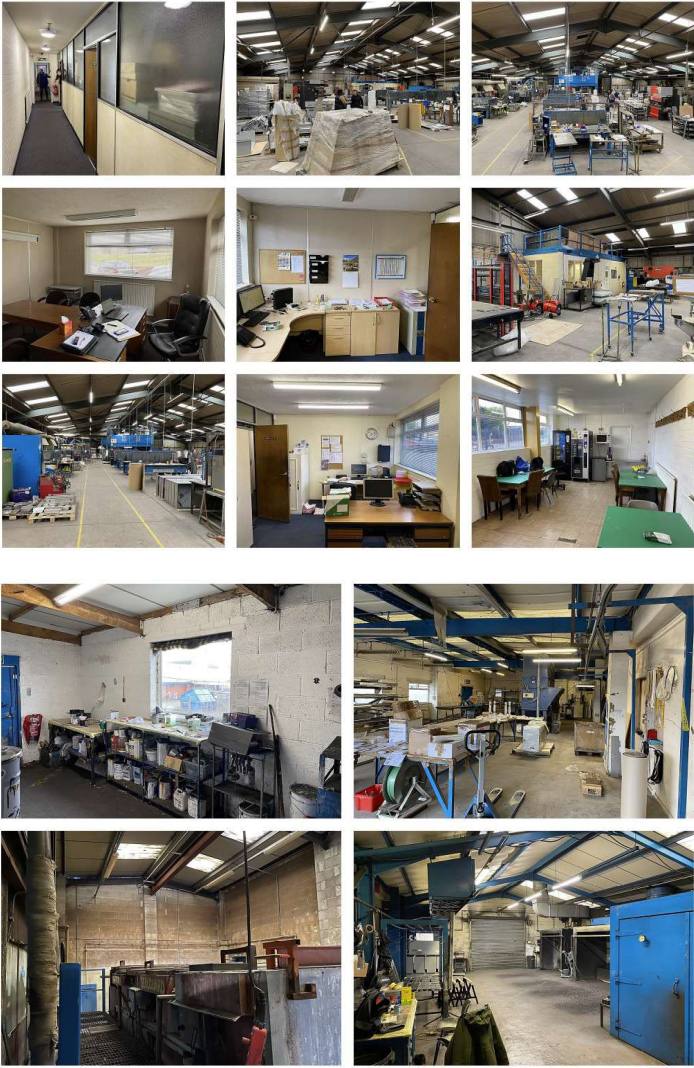
The property benefits from a D Rating. Certificate and further details available on request.





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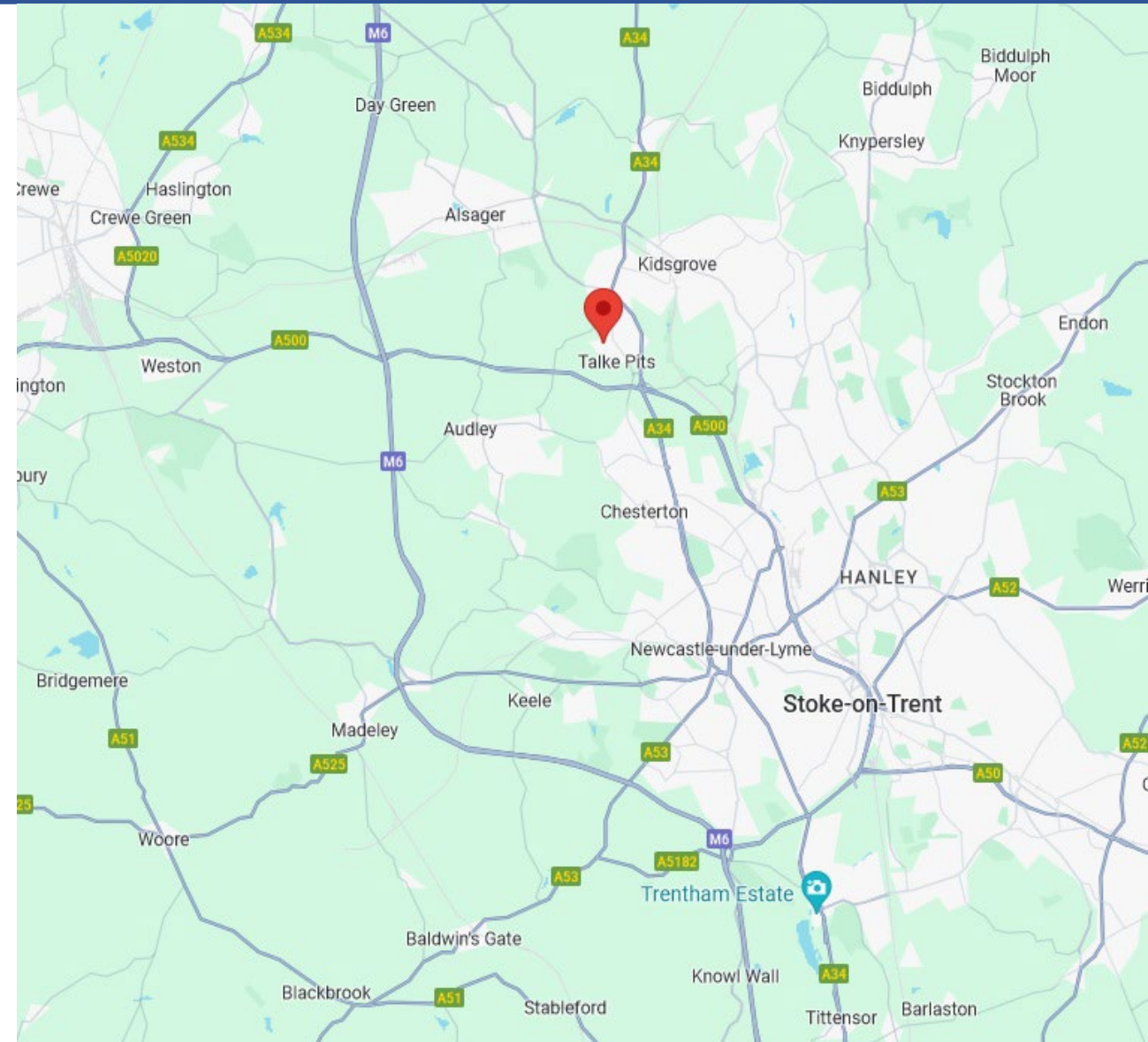
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### Location:

The property is located in Talke, a village within the Borough of Newcastle-under-Lyme which is to the north of the city of Stoke-on-Trent. The property is surrounded by other industrial/warehouse premises accessed off Pit Lane whilst Affinity Staffordshire, a discount shopping mall, is located to the rear boundary of the subject property. The A500 dual carriageway is approximately 1 mile to the south east of the property and provides access to the surrounding local and regional road network, including Junction 16 of the M6 Motorway which is approximately 4.5 miles distant to the west.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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