



**SITE 2 CAULDON CAMPUS, STOKE ROAD,  
STOKE ON TRENT, ST4 2DG**

***£70,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**



### Full Description

A cleared hard standing parcel of land available to let extending to 1.5 acres

### Location

The site is located on College Road close to the A52 & the A500

Stoke on Trent Rail Station 0.6miles

### Services

Not checked

### Terms

Rent: £70,000 p.a  
(VAT is not applicable)

### Viewing

The land is visible from the roadside

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [lettings@csj.eu.com](mailto:lettings@csj.eu.com)

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**  
**[www.csj.eu.com](http://www.csj.eu.com)**  
**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development