

TO LET
Industrial/Warehouse Premises

Unit 4 Ogden Road, Hanley, Stoke On Trent, ST1 3BT

22,500 SQ.FT.
2,090 SQ.M.



Louis Taylor
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TO LET
PARK WORKS WAREHOUSE
22,500 SQ.FT. ALL ENQUIRIES

Sandyford Properties
01782 281202

SANDYFORD
PROPERTIES
COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

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Louis Taylor

Contact: Ben Hulse
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Mobile: 07341 856456
Website: www.louis-taylor.co.uk

LOCATION

The premises enjoy a prominent position on the corner of Regent Road and Ogden Road close to its intersection and just off Lichfield Street (A50) on the southern periphery of Hanley City Centre.

DESCRIPTION

A large open plan warehouse/distribution premises on the edge of Hanley City Centre, with eaves heights of 5.6 meters. The accommodation provides a large main warehouse with integral offices and staff facilities. Complete with a 3.46 meter electronic roller shutter door and roller shutter dock leveller. The property benefits from a shared car park to the front of the property.

Please note, the property's floor load bearing is 10kN per m2.

TENURE

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

ACCOMODATION

Gross Internal Area of 22,500 SQ. FT. (2,090 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

£73,235 per annum.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D 100.

SERVICES

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities. The property benefits from a large three phase mains electrical supply.

ASSESSMENT

Enquires to the Valuation Office confirm the property has a rateable value of £47,250 (2023 listing). We would recommend that further enquires are directed to the Local Rating Authority (Stoke On Trent City Council).

LEAGAL COSTS

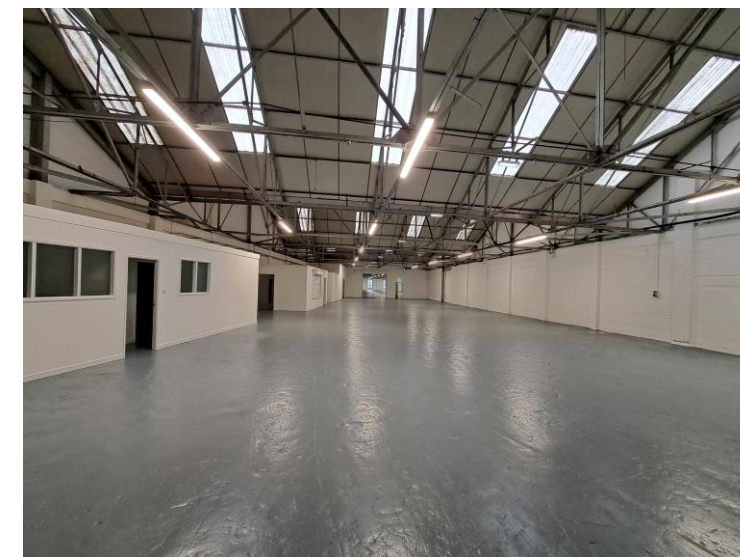
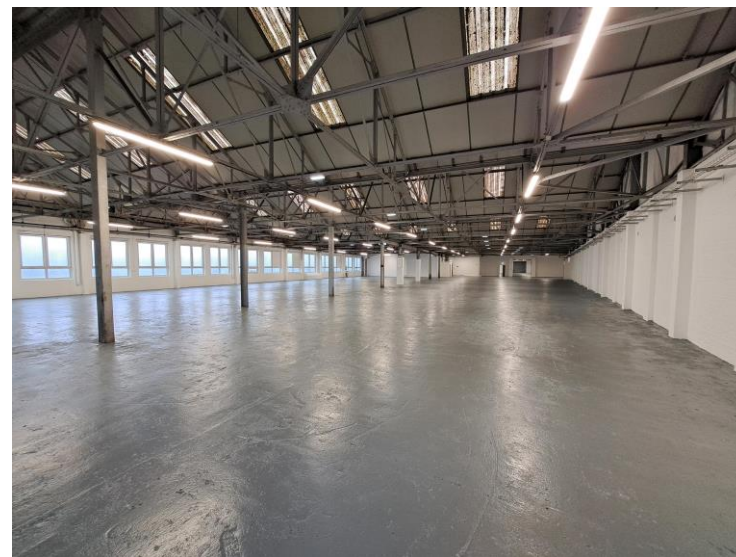
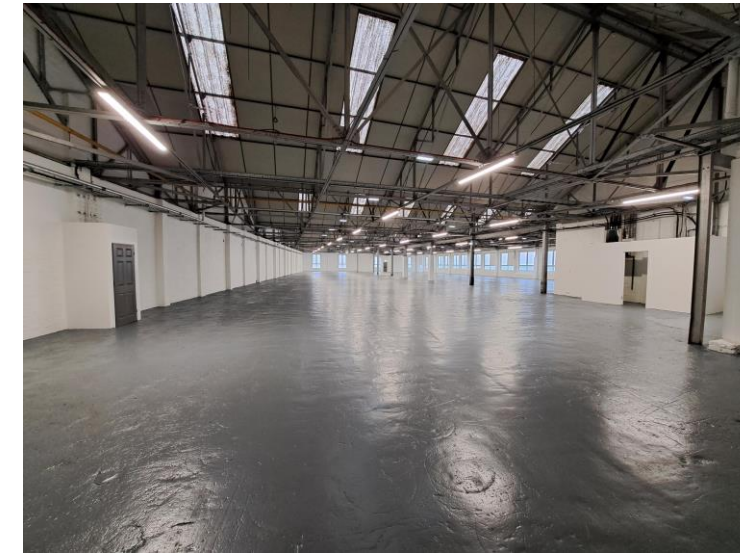
Each party is responsible for its own legal and professional costs in connection with the transaction.

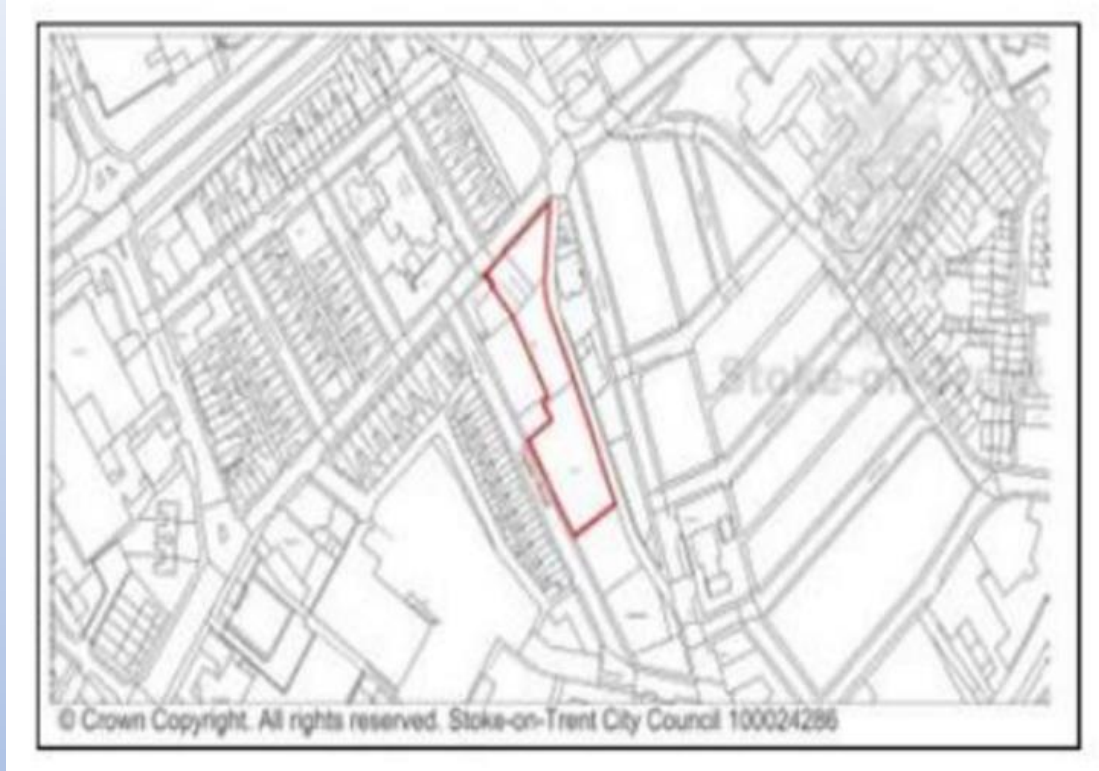
VAT

VAT is not applicable.

MONEY LAUNDERING

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





CONTACT

For further details or to arrange an inspection please contact:

Charlotte Worthington, MRICS

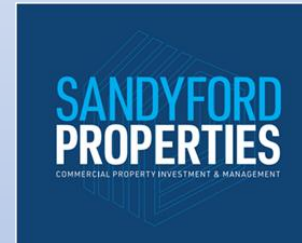
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