

TO LET

Warehouse Premises

Unit 7 Park Works, Ogden Road, Hanley, Staffordshire, ST1 3BX

5,470 SQ.FT.

508.18 SQ.M.



**SANDYFORD
PROPERTIES**

COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

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Louis Taylor

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Mobile: 07341 856456

Website: www.louis-taylor.co.uk

LOCATION

The premises is located just off Lichfield Street (A50) on the southern periphery of Hanley City Centre; just off the Potteries Way ring road.

DESCRIPTION

A large open plan warehouse on the edge of Hanley City Centre, with eaves heights of 11 feet 1 inch. The accommodation provides a large main warehouse with integral offices and staff facilities. Complete with a 14.11 feet wide and 1.3 feet high electronic roller shutter door. The property also benefits from a shared car park.

TENURE

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

ACCOMODATION

Gross Internal Area of 5,470 SQ. FT. (508.18 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

£18,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

Information available upon request.

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 £660 (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.

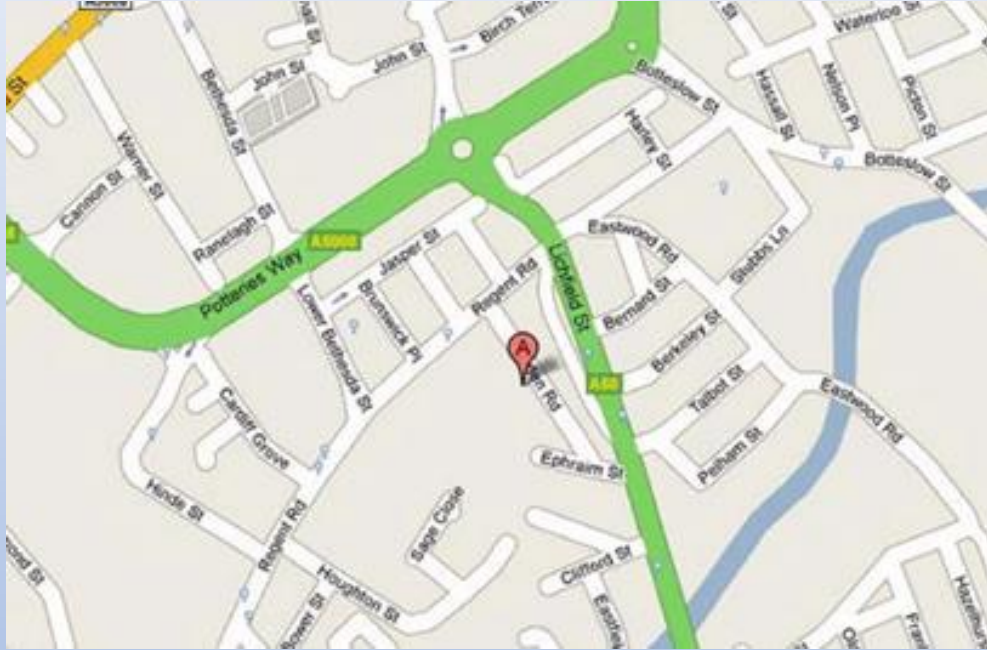
VAT

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

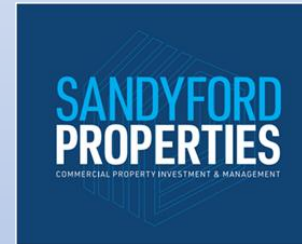
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