

TO LET

FORMER WEDGWOOD & ROYAL DOULTON OUTLET PREMISES
FORGE LANE, FESTIVAL PARK, STOKE ON TRENT, ST1 5NP



TRADE COUNTER PREMISES

10,210 sq ft (948.62 sq m) (Approx. Total Gross Internal Area)

- Prominent Location On Established Business Park
- Potential For A Variety Of Uses (Subject to Planning)
- Large Car Park / Yard Area

LOCATION

The premises are prominently situated on Forge Lane, Festival Park. Festival Park lies approximately 1 mile to the west of the city centre (Hanley) benefitting from good access to the A500 which then provides dual carriageway access to other aerial roads in the areas and Junctions 15 and 16 of the M6 Motorway. Access to the business park will be further improved with the opening of the Etruria Link Road providing access from the Wolstanton junction of the A500.

The wider business park accommodates a variety of high profile occupiers across a range of sectors to include Bet 365, Vodafone, DPD, Waterworld Resort and Doubletree by Hilton hotel.

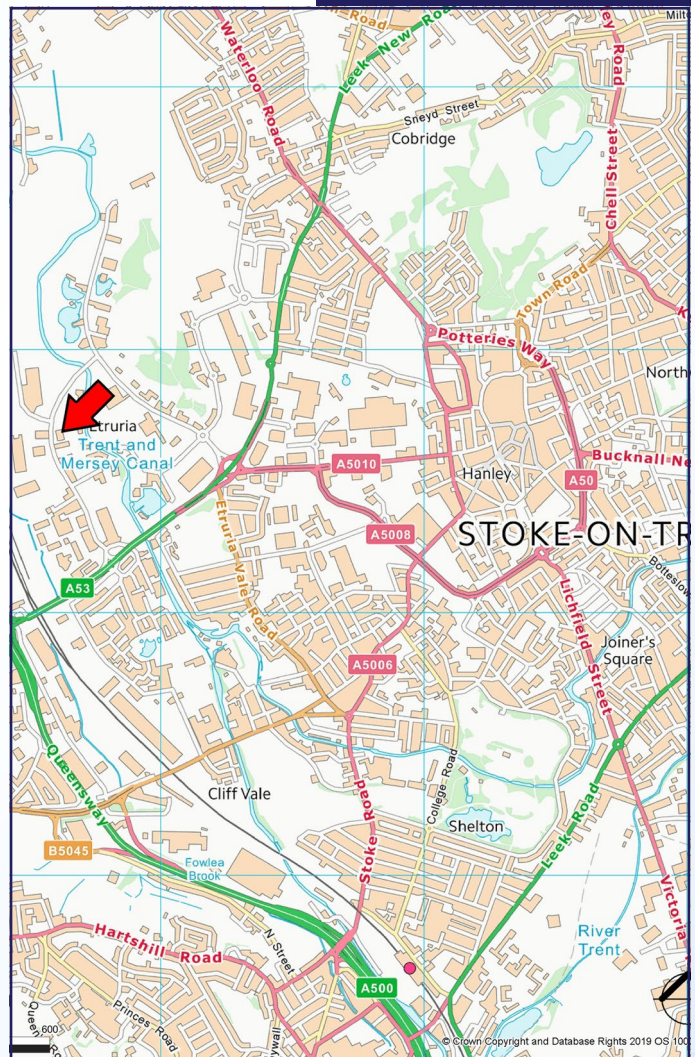
DESCRIPTION

The property was originally constructed on behalf of Wedgwood for use as a factory outlet. The unit is constructed to a high specification which includes:-

- Self-contained site
- Modern portal frame unit
- Eaves height 7.25m
- Flexible internal space
- Scope to add additional loading doors
- Large parking / yard area with approx. 60 space



POSTCODE: ST1 5BD





ETRURIA LINK ROAD
(UNDER CONSTRUCTION)

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SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ACCOMMODATION

Total GIA floor area 10,210 sq ft (948.62 sq m).

Site area approximately 1.0 acre (0.4 Ha).

TENURE

The building is available by way of a new full repairing and insuring lease.

RENT

£80,000 per annum exclusive.

RATING ASSESSMENT

The building has a current Rateable Value of £52,500 (2017 Rating List).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(76)

PLANNING

The building has previously been used as a factory outlet with a retail planning consent personal to Wedgewood.

On 22 January 2020, planning was granted for B8 Trade Counter uses under application 64764/FUL.

The property has potential for alternative uses subject to gaining the necessary planning consent. Interested parties are advised to make their own planning enquiries to Stoke on Trent City Council on 01782 232372.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1153 Date: 01/21

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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