

TO LET

UNITS 1-4 NEWSTEAD INDUSTRIAL ESTATE
ALDERFLAT DRIVE, STOKE ON TRENT, ST4 8HX



WAREHOUSE/INDUSTRIAL PREMISES
19,630 sq ft (1,823 sq m) (Approx. Gross Internal Area)

- Refurbished Industrial / Warehouse Unit
- 4 Loading Doors
- Established Industrial Location

LOCATION

The premises are located on Alderflat Drive which forms part of the established Newstead Industrial Estate. The estate is located to the south of the Stoke on Trent conurbation benefitting from good access on to the A34, A500 and A50. Junction 15 of the M6 Motorway is approximately 4 miles.

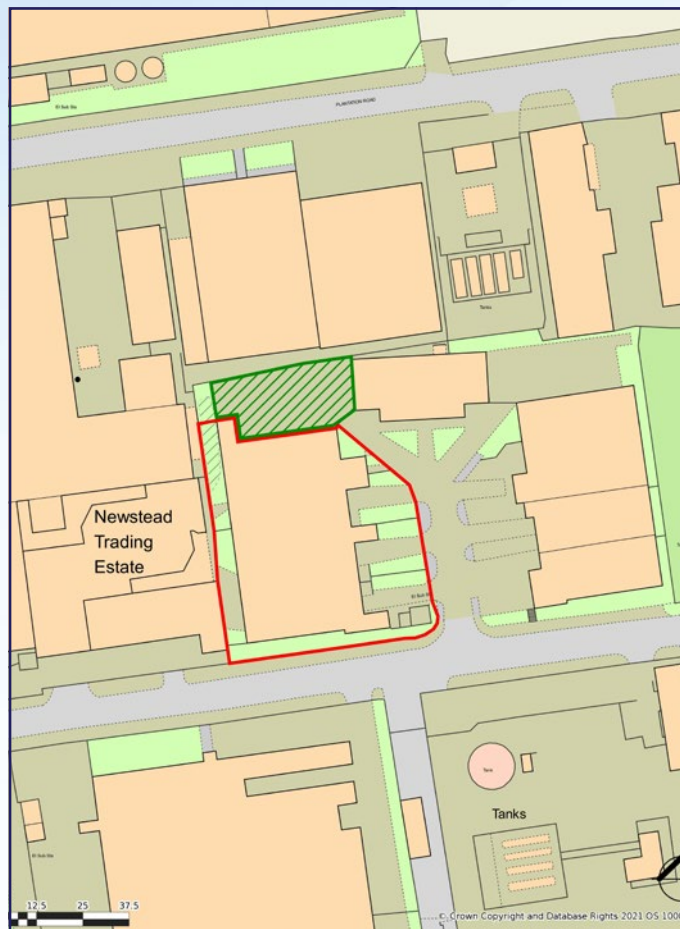
DESCRIPTION

Units 1-4 comprises a terrace of portal framed bays that have been recently refurbished by the landlord. The specification includes:-

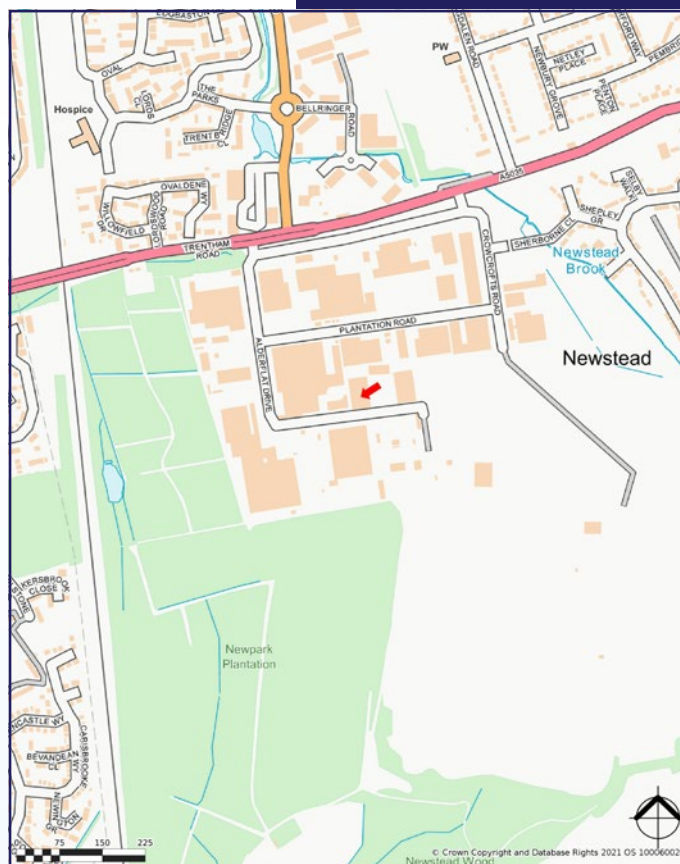
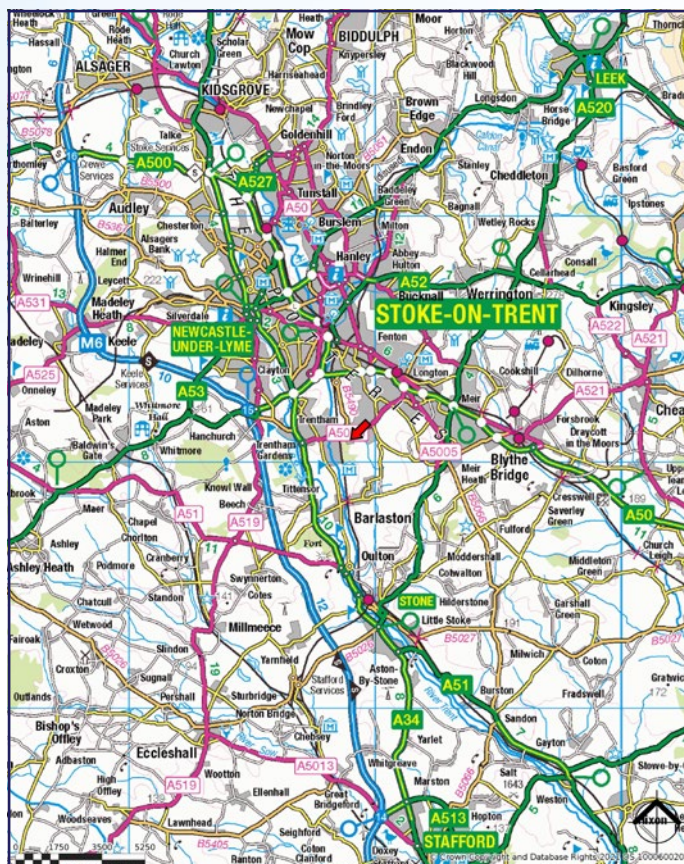
- New roofs and cladding to the front elevations
- Eaves height 4.2m
- Mainly electrically operated loading doors
- Heating and lighting in warehouse area
- Good quality single storey offices
- Parking / yard to the front with additional yard to the side

ACCOMMODATION

	SQ M	SQ FT
Warehouse	1,721.20	18,527
Offices	102.50	1,103
TOTAL Approx. Gross Internal Area	1,823.70	19,630



POSTCODE: ST4 8HX



TENURE

The building is held by way of a 10 year full repairing and insuring lease expiring on 25th April 2031.

A lease assignment or sub lease for a shorter period are available.

RENT

Upon application.

RATING ASSESSMENT

The unit has a current Rateable Value of £40,750 (2017 Rating List).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D (76)



SERVICE CHARGE

A service charge is payable for the upkeep of common areas. Further details available from the agents.

PLANNING

Interested parties are advised to make their own planning enquiries to Stoke on Trent City Council on 01782 234567.

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.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1164 Date: 07/21

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.

