

TO LET

UNIT 2, 3 & 4 MIRAGE BUSINESS PARK

MOORLAND ROAD, BURSLEM, STOKE ON TRENT, ST6 1FB



INDUSTRIAL/WAREHOUSE/SHOWROOM UNIT

3,262 - 11,836 sq ft (303.06 - 1,099.57 sq m) (Approx. Gross Internal Area)

- Refurbished end terrace unit
- New LED lighting and electric loading door
- Suitable for a range of trade counter, warehouse and industrial uses
- Two adjoining units also available if additional floor space is required

LOCATION

The premises are located adjacent to Stoke on Trent College on Moorland Road Burslem. The location provides convenient access to the Leek New Road (A53) to the south and Waterloo Road (A50) to the west. The A500 lies approximately 1.5 miles to the west giving dual carriageway access to the M6 at Junctions 15 and 16.



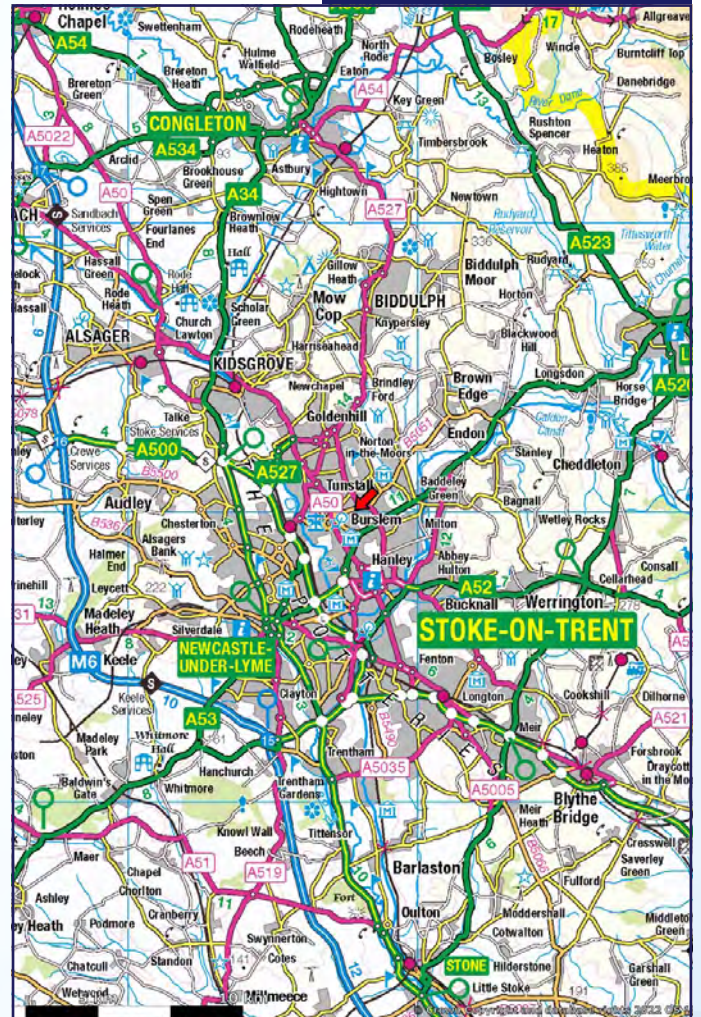
DESCRIPTION

Unit 2,3, 4 are terraced industrial / warehouse unit of steel frame construction. The units are constructed with a concrete floor, part glazed / clad elevations with a profile clad roof above. Eaves height is 4.7m with height to underside of steelwork 3.7m.

Unit 4 has been refurbished to include new LED lighting and a new electric roller shutter door. Office and toilet facilities will be situated to the rear of the unit. Externally, there is a concrete yard / parking area accessed from the shared estate road off Moorland Road. A further access road off Nevada Lane to the rear will be opened in due course.

Unit 3 & 4 are available separately or can be taken as one unit. Unit 3 benefits from two shutters.

POSTCODE: ST6 1FB



ACCOMMODATION

	SQ M	SQ FT
Unit 2 LET	394.07	4,241
Unit 3	394.07	4,241
Unit 4	303.06	3,262
TOTAL Approx. Gross Internal Area	1,099.57	11,836

NOTE:

The two adjoining units will be available in due course should an occupier require a larger floor area.

TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Upon application.



RATEABLE VALUE

The building will be separately assessed for rating purposes. Further information available from the agents.

SERVICE CHARGE

An estate charge is payable for the maintenance and upkeep of common areas. Further details available upon request.

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.

EPC

EPC – Rating D(84)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if 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.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST203 Date: 08/23

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 leasees 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.

