

# TO LET

**UNITS C3 / C4 SNEYD HILL INDUSTRIAL ESTATE**  
BURSLEM, STOKE ON TRENT, ST6 2EB



## INDUSTRIAL/WAREHOUSE PREMISES

**4,546 - 9,206 sq ft (422 - 855.3 sq m)** (Approx. Total Gross Internal Area)

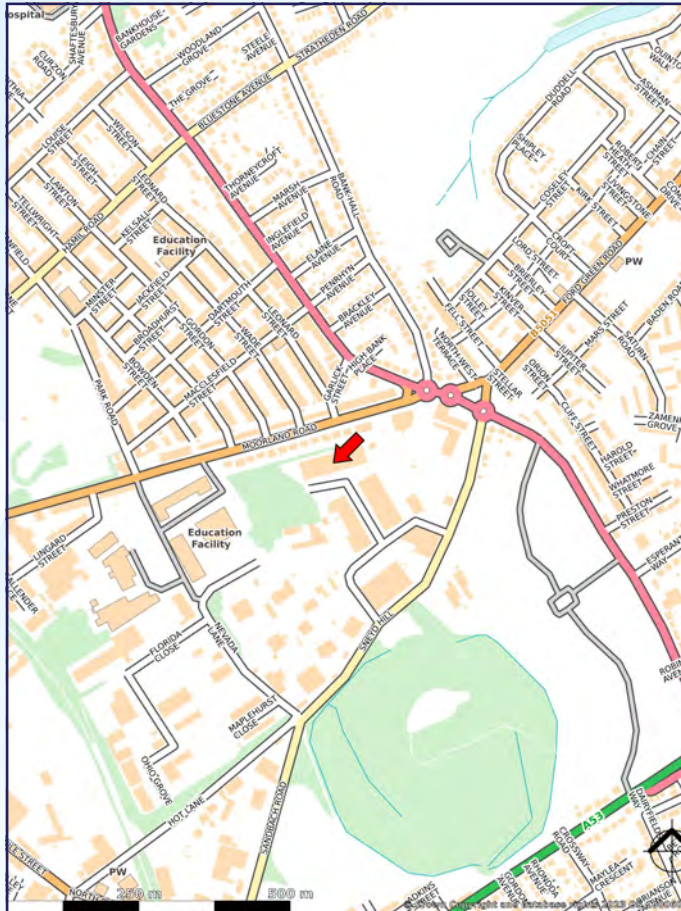
- Due to be refurbished
- Established industrial Location
- Existing occupiers include City Plumbing, GT Paper and Packaging, Eyre and Elliston and The Premier Supply Group



## LOCATION

Sneyd Hill Industrial Estate is located in Burslem and accessed from Sandbach Road via two entrances. Existing occupiers include City Plumbing, GT Paper and Packaging, Eyre & Elliston Ltd and The Premier Supply Group.

Burslem is one of the 5 towns of Stoke on Trent with Hanley City Centre within 2 miles. The main dual carriageway A500 (D Road) is within close proximity (3 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).

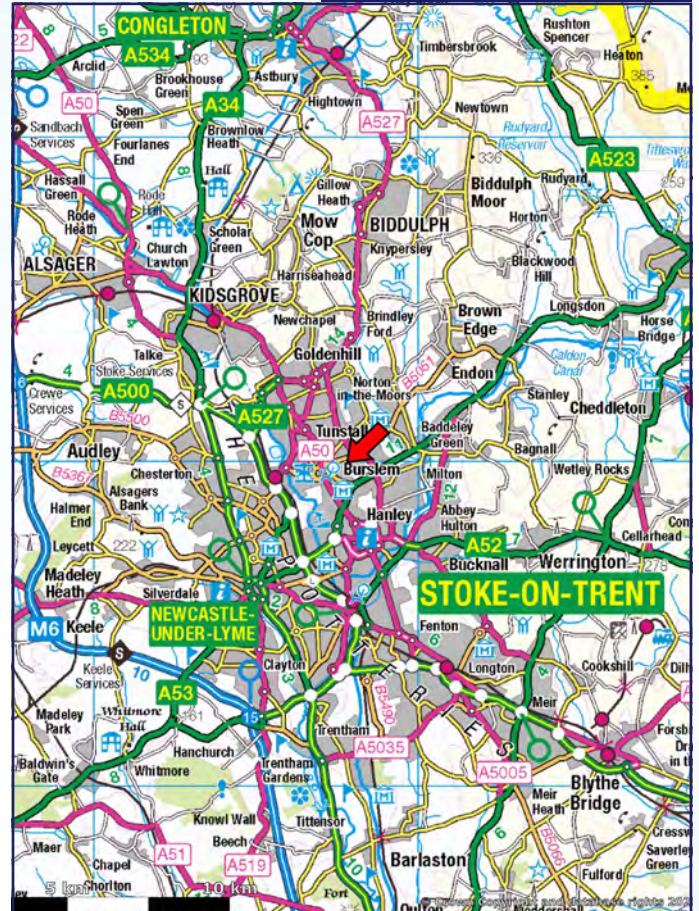


## DESCRIPTION

The premises comprise of two warehouse units of portal frame and part brick and part clad construction. There is currently an opening connecting the warehouse areas and unit C4 has a trade counter area and mezzanine. The premises are due to be refurbished and each have an eaves height of 5.2m, office accommodation, WCs and kitchen areas.

Externally, there are loading and parking areas.

**POSTCODE: ST6 2EB**





## ACCOMMODATION

Unit C3	SQ M	SQ FT
Warehouse	376.5	4,052
Office	56.5	608
<b>TOTAL</b> Approx. Gross Internal Area	<b>433</b>	<b>4,660</b>

Unit C4	SQ M	SQ FT
Warehouse	365.8	3,937
Office	56.5	608
<b>TOTAL</b> Approx. Gross Internal Area	<b>422.3</b>	<b>4,546</b>

<b>COMBINED</b> Total Gross Internal Area	<b>855.3</b>	<b>9,206</b>
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Unit C4 currently benefits from an additional mezzanine area of 866 sq ft (80.47sq m).

The premises are available individually or combined.

## RENT

Upon application.



## TENURE

A new full repairing and insuring lease is available. agreed.

## BUSINESS RATES

Each unit has a rateable value of £14,750. (2023 listing)

Interested parties are to make their own enquiries with the local authority. Stoke on Trent City Council 01782 234234.

## SERVICE CHARGE

A service charge is applicable to the communal areas within the estate. Further information is available from the agents.

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, 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.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating

Unit C3 – E (105)

Unit C4 – D (85)

New EPCs will be completed following completion of the refurbishment works.

## VAT

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

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties

purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

## LEGAL COSTS

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

**VIEWING** Strictly via the joint agents

### HARRIS LAMB

**Andrew Groves**

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### MOUNSEY SOLICITORS

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PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT**

Ref: ST889 Date: 06/23

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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