

# FOR SALE

## FORMER ROBUST UK PREMISES

SUTHERLAND ROAD, LONGTON, STOKE ON TRENT, ST3 1HZ



## MANUFACTURING / WAREHOUSE UNITS

**35,321 sq ft (3,281 sq m) & 13,201 sq ft (1,226 sq m)**

(Approx. Total Gross Internal Area)

- Two manufacturing units with expansion land
- High quality office accommodation
- Good access to A50 (Stoke – Derby) Dual Carriageway (0.5 miles)

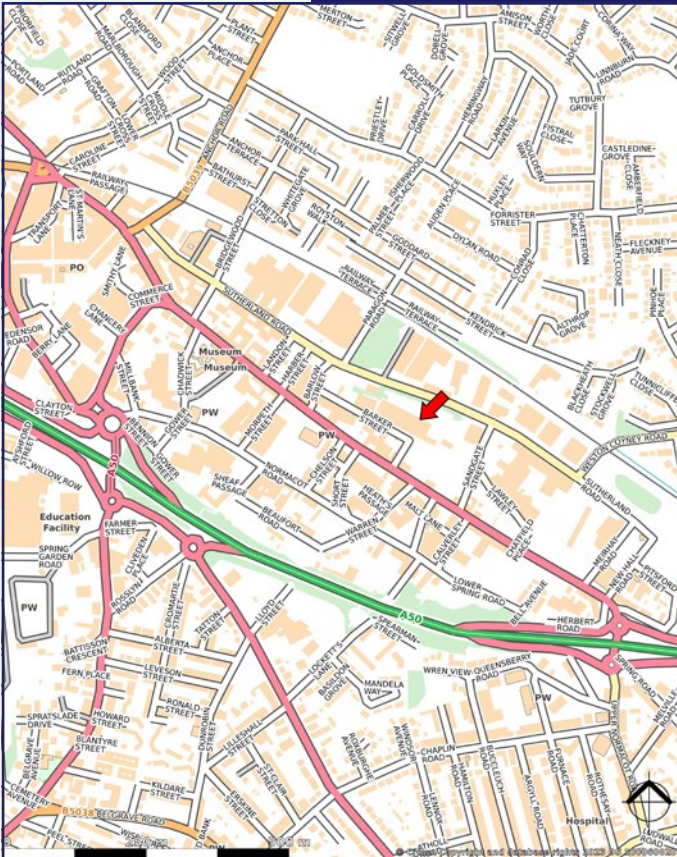
## LOCATION

The premises are located on the corner of Sutherland Road and Sandgate Street to the east of Longton Town Centre.

The A50 lies approx. 0.5 miles to the south providing dual carriageway access to Derby and the M1 Motorway to the east and the A500 D Road and Stoke on Trent to the west. The A500 gives good access to most arterial roads in the area and also Junction 15 M6 Motorway approx. 5.5 miles.

The immediate surrounding area comprises a mixture of commercial and industrial uses.

**POSTCODE: ST3 1HZ**



## DESCRIPTION

The site comprises of 3 elements:-

### Sutherland Works

A steel portal frame unit constructed with part brick / part glazed elevations with a pitched roof incorporating roof lights above. Loading access is via 4 roller shutter doors access from the yard area. The unit is lit by way of LED lights and eaves height is 4m.

The unit has a two-storey internal office block providing a variety of good quality office space, toilets and canteen space.

Externally, there is a car park providing approx. 85 parking spaces.

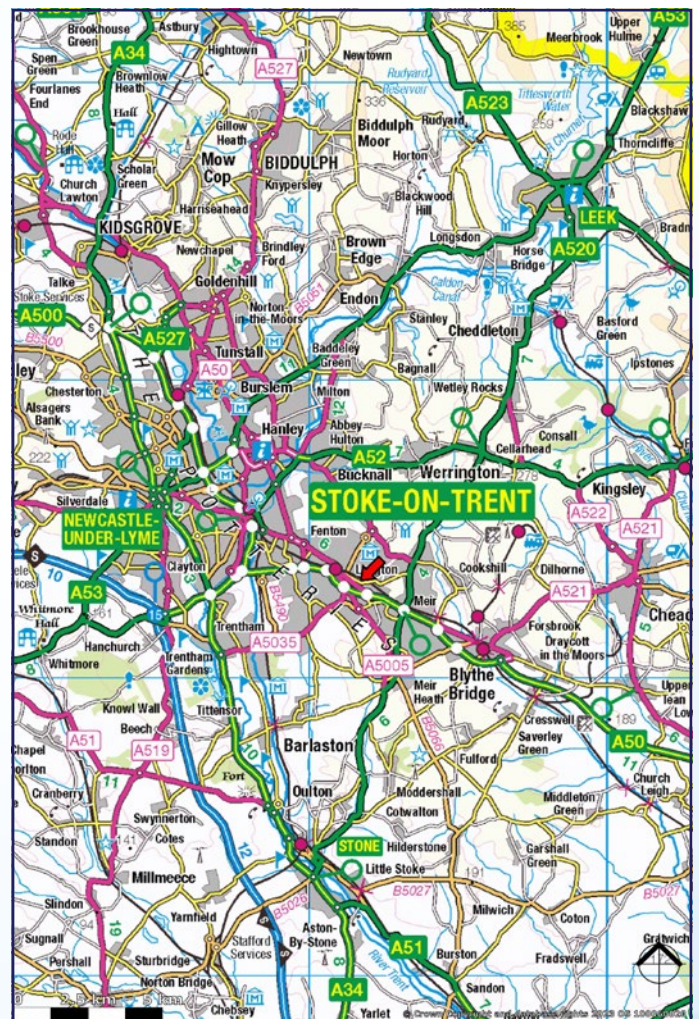
### Two Storey Unit

A brick-built unit situated on the corner of Sutherland Road and Sandgate Street. The building has a pitched profile clad roof incorporating roof lights and comprises of manufacturing space on the upper floor accessed via 3 loading doors in the rear elevation. Eaves height is approx. 4.1m.

The lower floor provides office, toilet and locker room space accessed via personnel and 2 loading doors in the front elevation.

### Land

To the rear of the site there is an undeveloped rectangular parcel of land providing hard standing or future expansion space.



## ACCOMMODATION

Sutherland Works	SQ M	SQ FT
Ground Floor Factory	2,612.78	28,124
Ground Floor Offices & Canteen	374.05	4,026
First Floor Offices	294.62	3,171
<b>TOTAL</b> Approx. Gross Internal Area	<b>3,281.45</b>	<b>35,321</b>

Two Storey Unit	SQ M	SQ FT
First Floor	863.46	9,294
Ground Floor	362.93	3,907
<b>TOTAL</b> Approx. Gross Internal Area	<b>1,226.39</b>	<b>13,201</b>

Total site area is approximately 3.71 acres (1.5 Ha) including the expansion land extending to approx. 0.5 acres (0.2 Ha).



## TENURE

The freehold of the site is available.

## PRICE

£2,600,000 exclusive.

## BUSINESS RATES

Sutherland Works - £107,000 (2023 Listing).

Two Storey Unit - £40,250 (2023 Listing).

## ENERGY PERFORMANCE CERTIFICATE

Sutherland Works – EPC Rating C (69)

Two Storey Unit – EPC Rating E (112)

## SERVICES

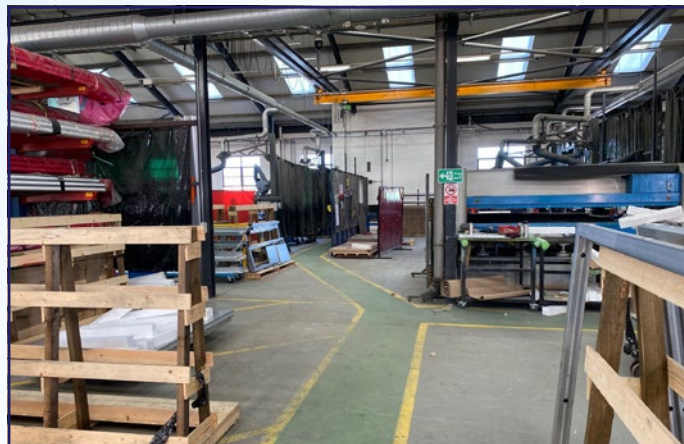
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT.



## 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.

**VIEWING** Strictly via sole agents

**Andrew Groves**

andrew.groves@harrislamb.com

07966 263 287

✉ info@harrislamb.com

**SUBJECT TO CONTRACT** Ref: ST1223 Date: 03/24

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.

**harrislamb**  
PROPERTY CONSULTANCY

**01782 272555**

3 Lakeside Festival Park Stoke on Trent ST1 5RY

[www.harrislamb.com](http://www.harrislamb.com)

