

TO LET

FORMER WADE CERAMICS UNIT

BESSEMER DRIVE, FESTIVAL PARK, STOKE ON TRENT, ST1 5GR



MANUFACTURING / WAREHOUSE UNIT

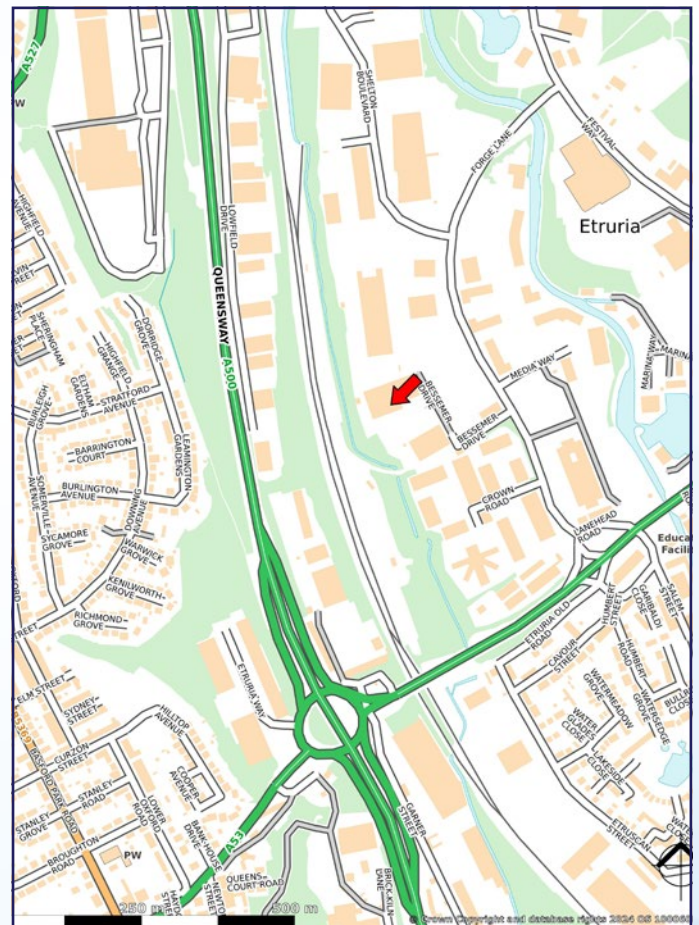
40,981 sq ft (3,807 sq m) (Approx. Total Gross Internal Area)

- Former manufacturing unit that has been extensively refurbished
- Substantial power supply available (1,600 KVA)
- Located on an established business park with good access to A500

LOCATION

The property is located on Bessemer Drive on Festival Park which is an established mixed use business park to the north of Hanley (City Centre). The location gives good access to the A500 D Road which has been further improved with the opening of the Etruria Valley Link Road providing an access point at the Wolstanton junction. The A500 provides dual carriageway access to the main arterial roads in the area to include the A50 (Stoke to Derby Link) and Junctions 15 (approx. 5 miles) and 16 (approx. 8 miles) of the M6 Motorway.

Festival Park / Etruria Valley has seen a significant amount of new industrial development in recent years totalling over 550,000 sq ft in units ranging from 3,000 to 250,000 sq ft. Surrounding occupiers include DPD, Bet 365, National Veterinary Supplies and Vodafone.



YARD PARKING



DESCRIPTION

The unit was originally constructed by Wade Ceramics in 2009 and comprises a modern industrial / warehouse unit with the following specification:-

- Extensive refurbishment completed March 2024
- Steel portal frame unit
- Part clad / part brick elevations
- Eaves height 7m
- 4 loading doors
- LED lighting
- Extended on southern elevation in 2013
- 2 storey amenity / office block within the warehouse area
- Good quality office accommodation fronting Bessemer Drive
- Self-contained fenced and gated site
- Substantial power supply available (1,600 KVA)

ACCOMMODATION

	SQ M	SQ FT
Production / warehouse area	2,436	26,221
Ground floor production offices / stores	244	2,624
First floor offices / amenity space	244	2,624
Lean to extension	496	5,339
Lean to mezzanine	52	568
Front office block	292	3,142
Plant room	43	463
TOTAL Approx. Gross Internal Area	3,807	40,981

Site area – approx. 1.8 acres (0.73 ha).

360 VIRTUAL TOUR

<https://my.360picture.uk/tour/bessemer-drive>

TENURE

Available on a new lease on terms to be agreed.

RENT

£285,000 per annum exclusive.

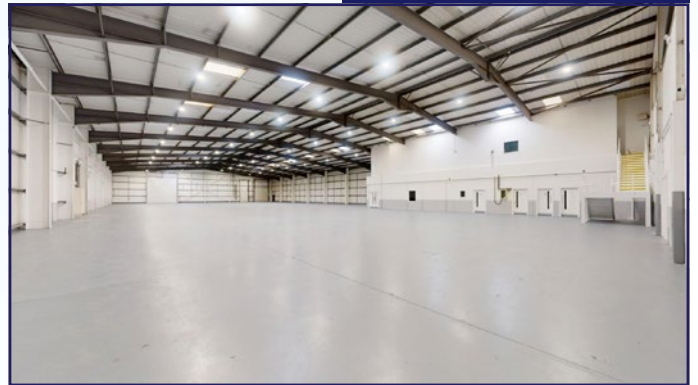
BUSINESS RATES

Rateable Value - £218,000 (2023 listing).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C(73).

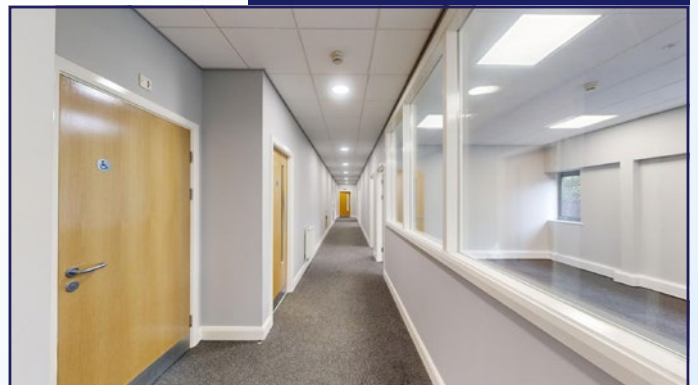
PRODUCTION AREA



GROUND FLOOR OFFICE



GROUND FLOOR OFFICES



PLANNING

Interested parties to make their own enquiries to Stoke City Council
Tel: 01782 234567.

SERVICES

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

LEGAL COSTS

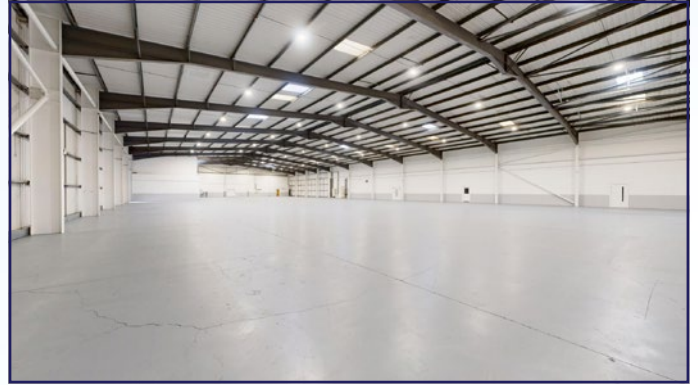
Each party to be responsible for their own costs incurred in this transaction.

VAT

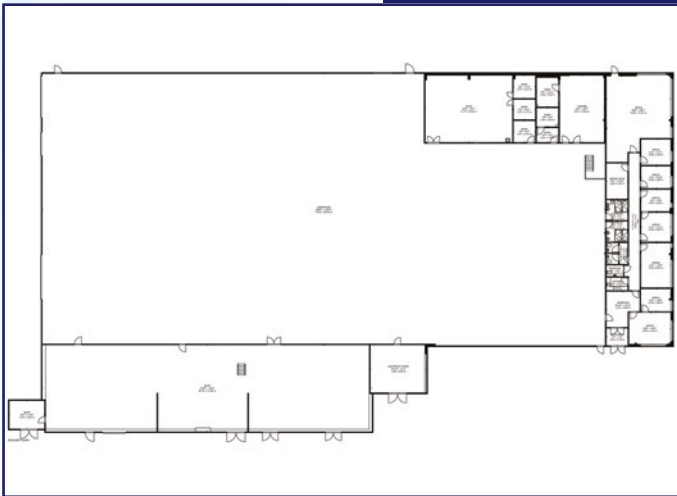
All prices quoted exclusive of VAT.

MONEY LAUNDERING

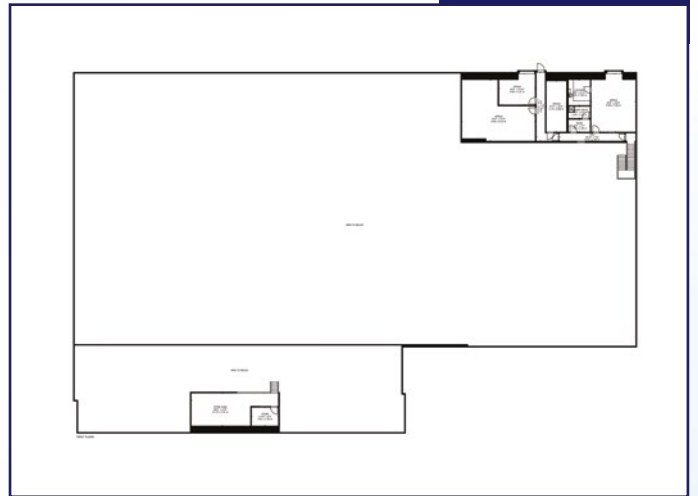
The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



GROUND FLOOR



FIRST FLOOR



VIEWING Strictly via the joint agents

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Andrew Groves

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01782 260222

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PROPERTY CONSULTANCY

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SUBJECT TO CONTRACT Ref: ST1236 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.

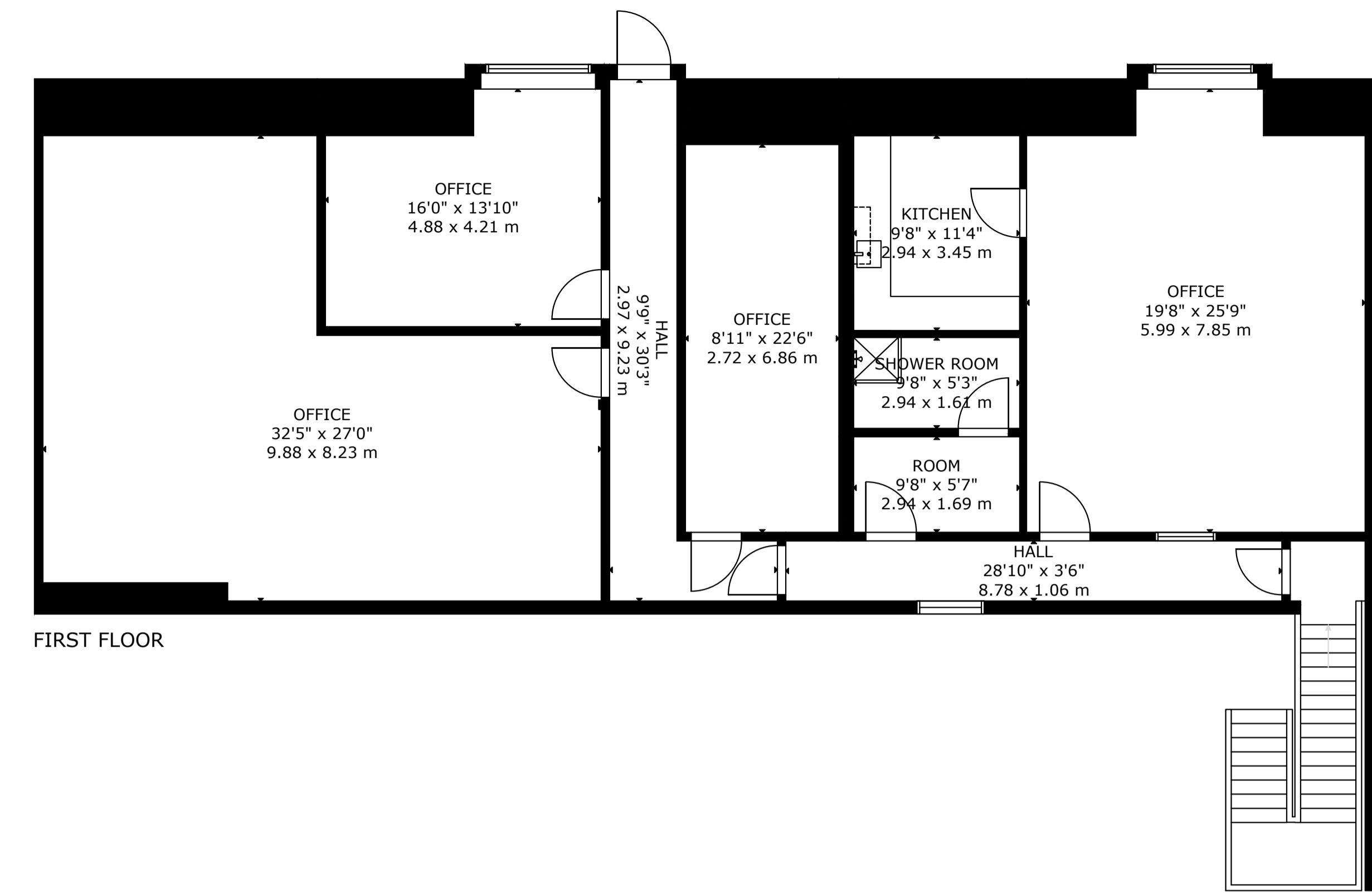
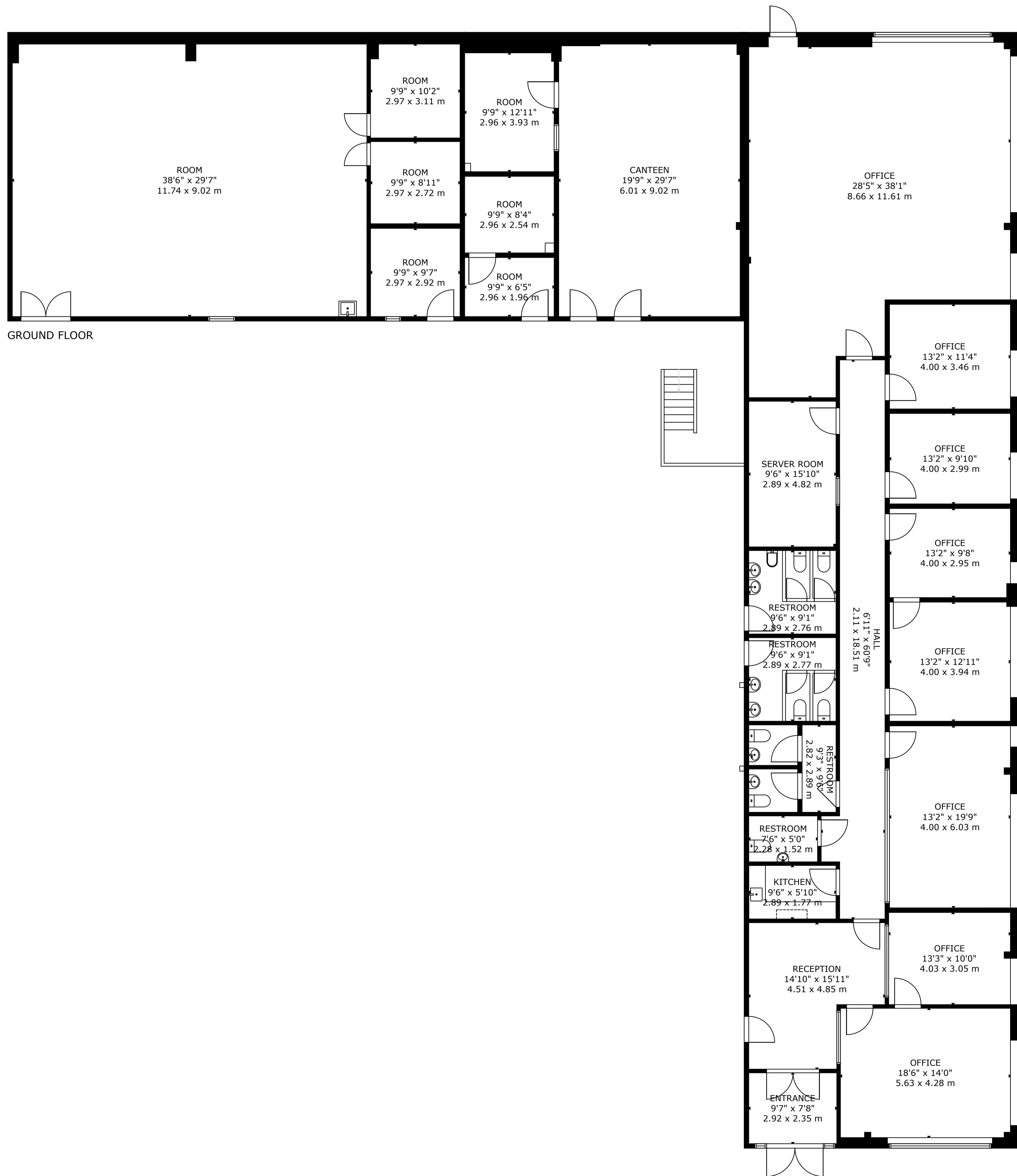
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

✉ info@harrislamb.com





GROSS INTERNAL AREA
 TOTAL: 3,946 m²/42,474 sq.ft
 GROUND FLOOR: 3,675 m²/39,556 sq.ft, FIRST FLOOR: 271 m²/2,918 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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