

TO LET

LONGPORT ENTERPRISE CENTRE
LONGPORT, STOKE ON TRENT, ST6 4NQ



UNIT 11A



UNIT 14

WAREHOUSE / WORKSHOP PREMISES

From **2,250 sq ft** (209 sq m) (Approx. Gross Internal Area)

- Variety of accommodation available
- Excellent access to A500
- Flexible license agreements available

LOCATION

Longport Enterprise Park is accessed via Scott Lidgett Road in Longport/Burslem, Stoke on Trent. Unit 14 is located at the rear of the estate access via a gated entrance.

Longport benefits from excellent access to the A500 D Road approx. 0.2miles. The A500 provides access to the further Stoke on Trent towns and the A50 to the South and Newcastle under Lyme and M6 junction 16 to the North approx. 6 miles.

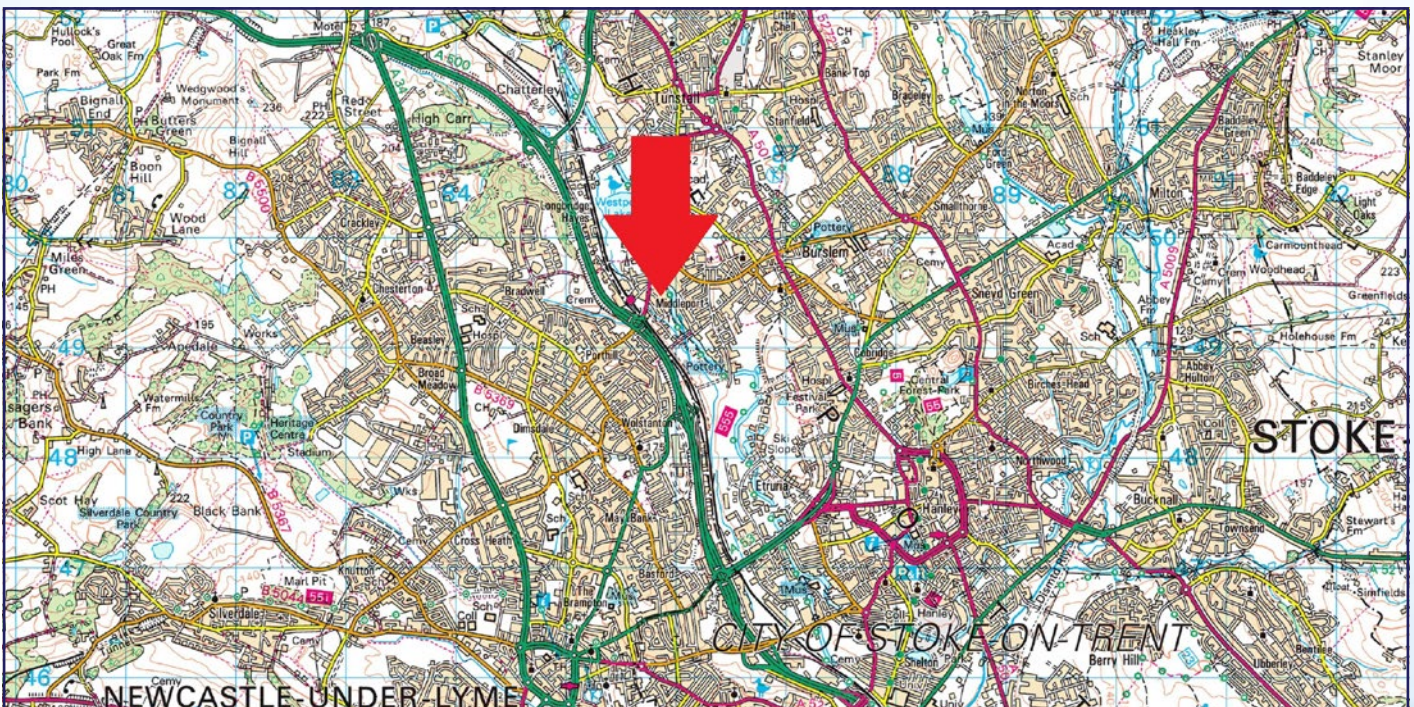
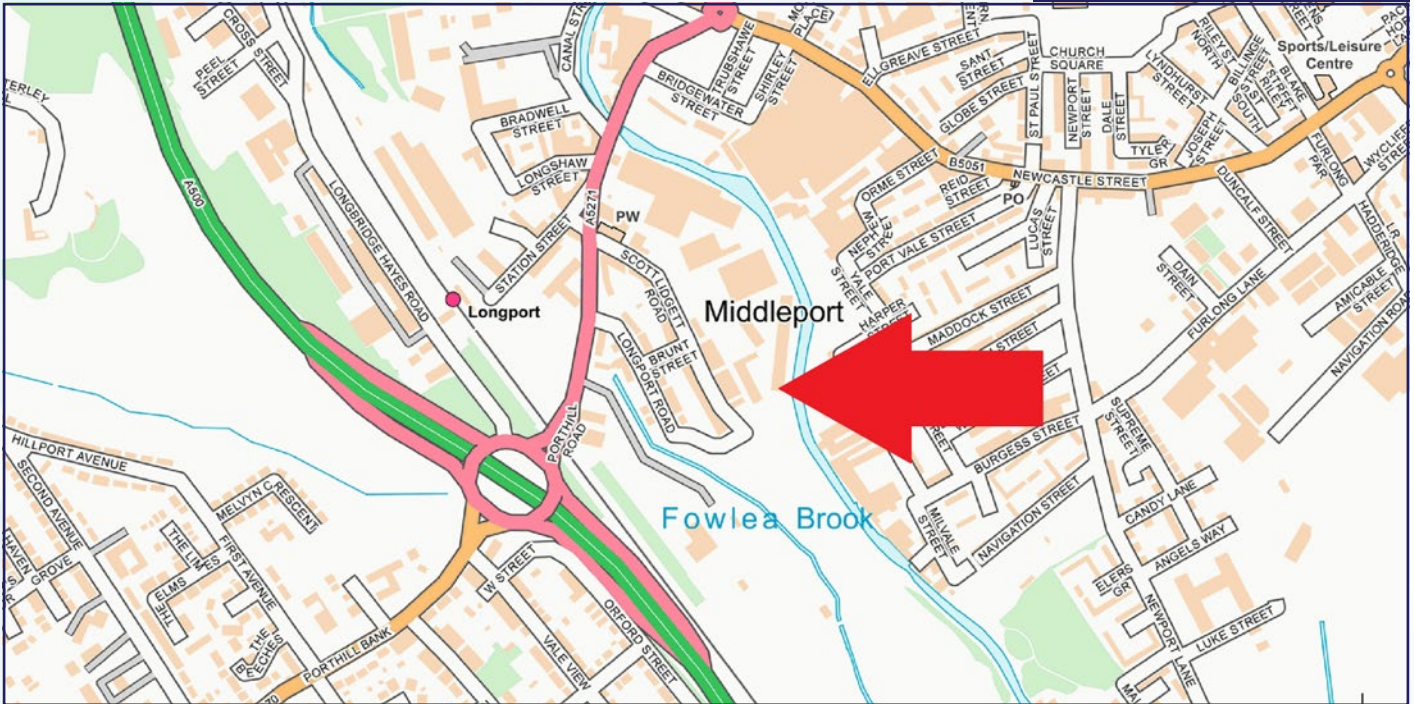
DESCRIPTION

The units provide warehouse/workshop premises of portal frame construction with brick elevations under a new profile clad roof.

Internally, the units have concrete floors, fluorescent lighting and loading access via electric and manual roller shutter doors. The unit has a minimum eaves height of 2.9m rising to 4.4m. The units have office accommodation, kitchen areas and WCs.

Externally, there is a shared yard and car parking.

POSTCODE: ST6 4NQ



ACCOMMODATION

	SQ M	SQ FT	Rent (per annum)	Business Rates (2023 listing)	EPC Rating
Unit 11A	220.64	2,375	£15,400	£9,700	E (106)
Unit 14	696	7,500	£48,750	£30,250	E (106)

TENURE

The unit is available on a new flexible license on terms to be agreed.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas and landscaping of the estate. Further details can be supplied from the letting 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.

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.

VAT

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



UNIT 11A



UNIT 14



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VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1136 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 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.

