

TO LET

STAFFS INDUSTRIAL ESTATE ALAN ALFRED AVENUE
OFF KING STREET, FENTON, STOKE ON TRENT, ST4 2LY

harrislamb
PROPERTY CONSULTANCY

Images for indicative purposes only



NEW INDUSTRIAL/TRADE COUNTER UNITS

2,228 - 4,391 sq ft (207 - 408 sq m) (Approx. Gross Internal Area)

- Allocated onsite parking
- 0.5 mile to A50 dual carriageway
- Design and Build Opportunity, Subject to Planning

LOCATION

The units are to be located on the Former Koch Glitsch site which has been rebranded in recent years to Staffs Industrial Estate. The estate sits on the junction of King Street, Victoria Road and City Road in Fenton. The units will be constructed opposite the existing gated entrance and on the land in the middle of the site.

King Street provides links to the A50 dual carriageway which lies approximately 0.5 miles from the site which provides good access to Uttoxeter and Cheadle to the north and the A500 to the south. Junctions 15 & 16 of the M6 can be accessed via the A500 with junction 15 M6 within 4 miles.



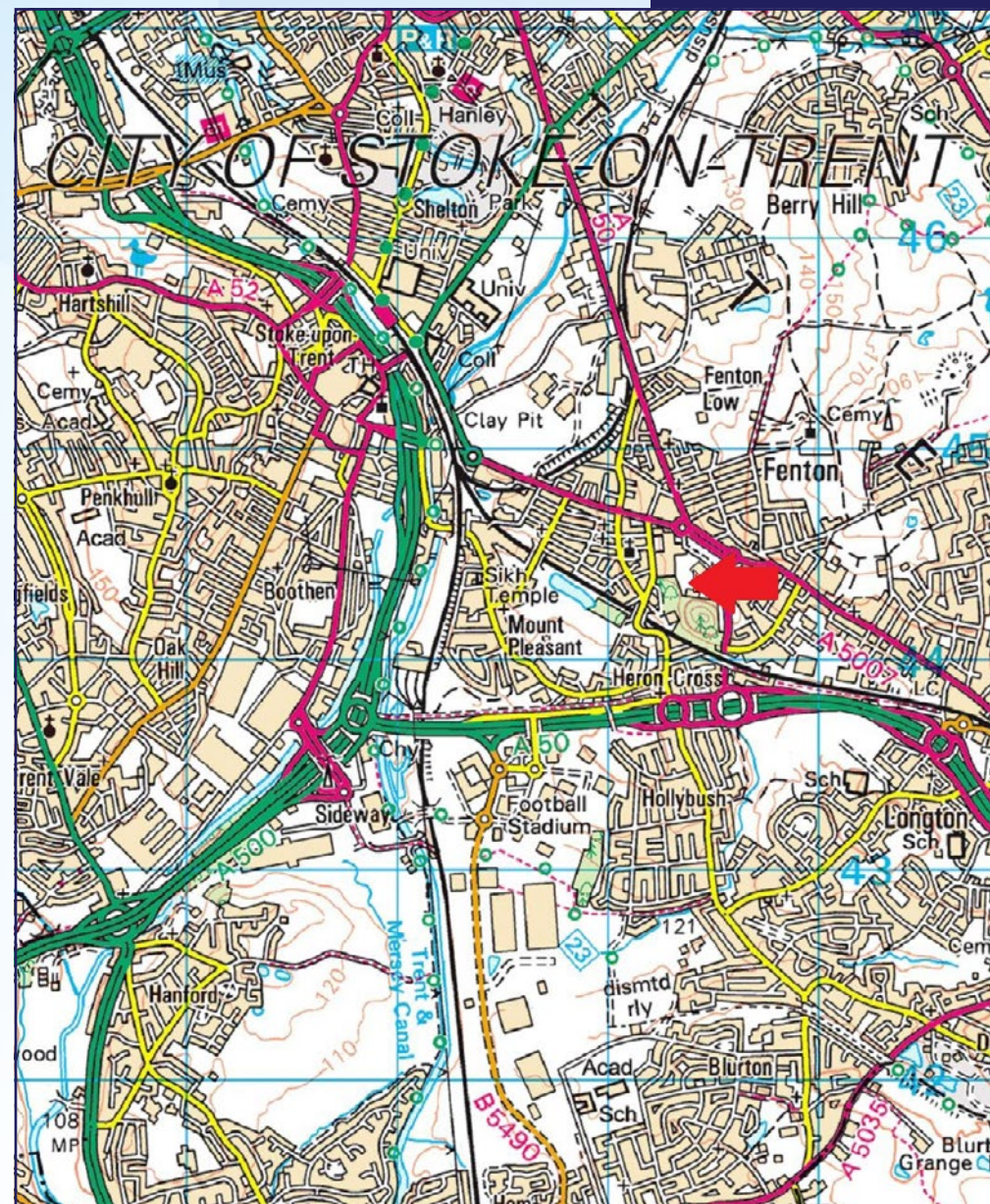
DESCRIPTION

The premises will be constructed of steel portal frame, full height profile cladding under a mono pitched clad roof. The units will be of shell specification with loading access via a single electric roller shutter door and parking allocated externally.

ACCOMMODATION

Unit A - 2,228 sq ft (207 sq m)

Unit B - 4,391 sq ft (408 sq m)



TENURE

The property will be available to lease on a full repairing and insuring lease on terms to be agreed.

RENT

Unit A - £21,000 per annum exclusive

Unit B - £38,000 per annum exclusive

EPC

To be provided upon completion of construction.

BUSINESS RATES

The units will be assessed for business rates upon completion of construction.

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.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the development. Further details are available upon request.

ANTI 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 A



For indicative purposes only

UNIT B



For indicative purposes only

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1047

Date: 01/24

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.

