

TO LET

CAULDON LOCKS

SHELTON NEW ROAD, STOKE-ON-TRENT ST4 7AB



INDUSTRIAL UNIT

23,422 sq ft (2,175.97 sq m) (Approx. Total Net Gross Internal Area)

- Yard Area
- Close to A500
- 3 phase
- Roller Shutter

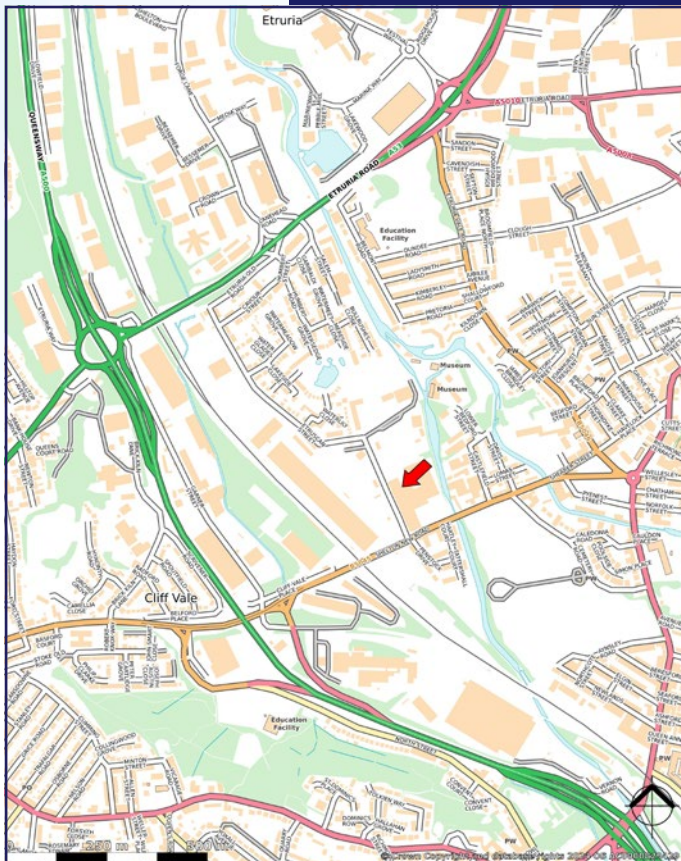
LOCATION

The building is prominently located at the junction with Shelton New Road (B5045) and Etruscan Street and is on a main bus route. Newcastle Town Centre is approx. 1 mile to the west and Hanley City Centre is approximately. 1 mile to the east. Direct access to the A500 (south bound) is within 500 yards and the north bound access approximately half a mile which in turn provides easy access to Junction 15 and 16 of the M6.

DESCRIPTION

The accommodation forms part of a substantial former factory premises providing warehouse/distribution accommodation benefiting from electronically operated roller shutter, 3 phase electricity and an eaves height of 5.4m. Externally the unit also benefits from the use of a shared secure compound fronting Etruscan Street.

POSTCODE: WV10 0LL



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	2,175.97	23,422

TENURE

Available on a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied for maintenance and up keep of common areas and landscaping. Further details available from agents.

RENT

POA

EPC

EPC - C (63)

BUSINESS RATES

It is advised that interested parties make their own enquiry of the local Valuation Office.

MONEY LAUNDERING

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

SERVICES

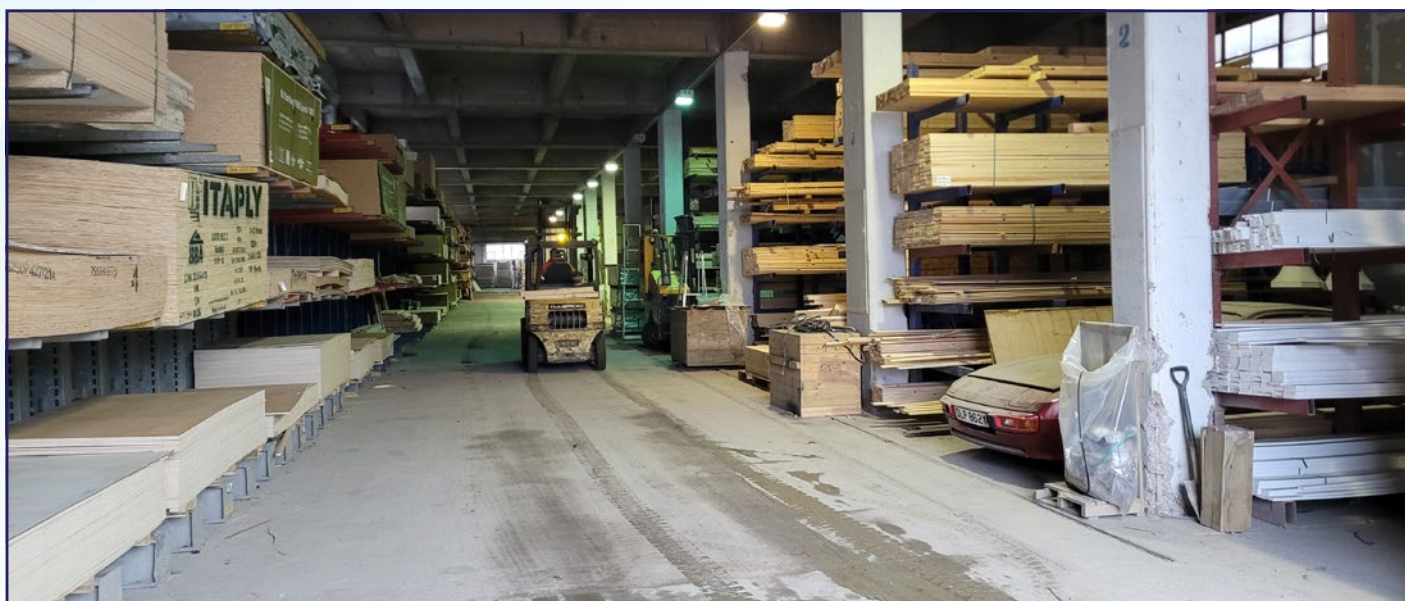
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

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

VAT

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



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com

07827 342 460

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1268 Date: 02/26

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.