

TO LET

**UNIT 2 THE GLADES, FESTIVAL WAY,
STOKE-ON-TRENT, ST1 5SQ**



WAREHOUSE / INDUSTRIAL PREMISES

3,942 sq ft (366 sq m) (Approx. Total Gross Internal Area)

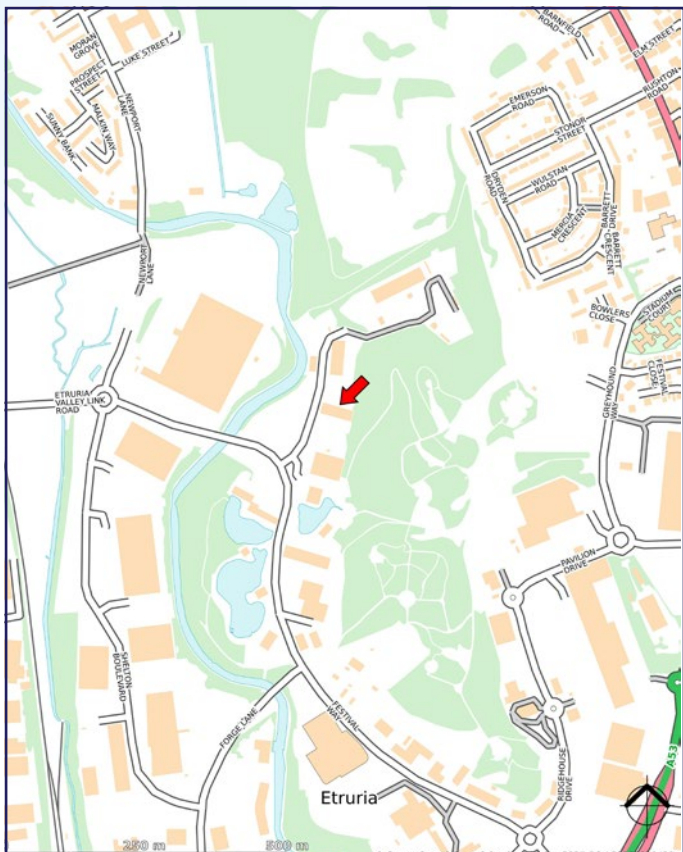
- Electric roller shutter
- Good parking
- 0.4 Miles from A500
- Festival park location
- 7m eaves

LOCATION

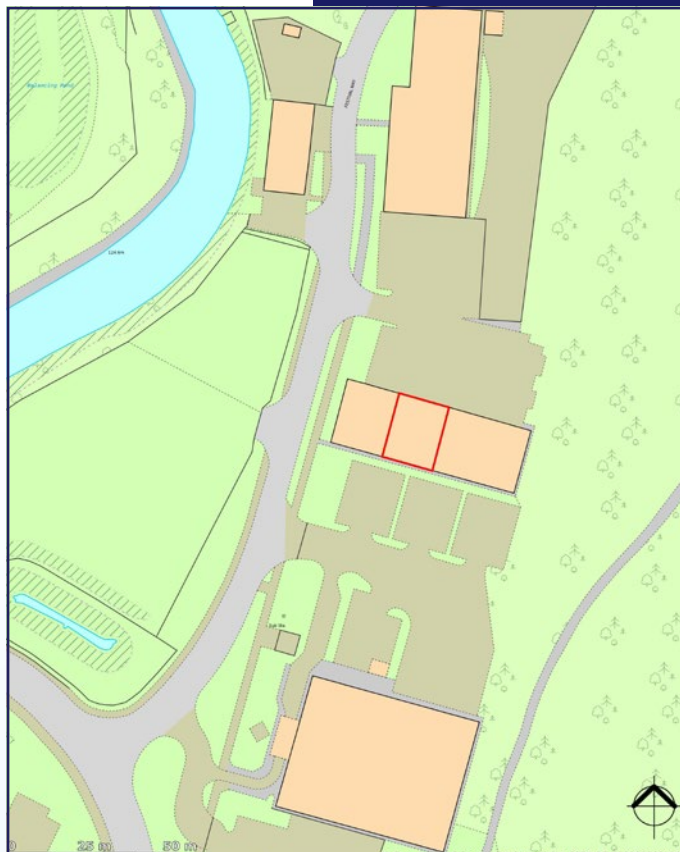
The property is located off Festival Way which is accessed from the A500 dual carriageway. The A500 provides direct access to both Junctions 15 and 16 of the M6 Motorway within 7 miles from the property and the A50 dual carriageway towards the East within 5 miles. Festival Park has successfully attracted a broad range of occupiers over the years and the northern section of Festival Park has benefited from the opening of the Etruria Link Road providing additional access to the park at the Wolstanton junction of the A500. The adjacent Etruria Valley has seen significant new development over the last 4 years with new distribution centres opened for National Veterinary Supplies, Emerge Global and Overclockers.

DESCRIPTION

The property comprises a mid terrace steel portal frame unit with brick/profile clad elevations with a pitched roof incorporating roof lights above. Internally, the property benefits from an electric roller shutter, LED lighting, 7.1m eaves height, with offices to the front with a kitchenette and toilets. Externally, the property benefits from having good parking and turning yard area. The property is due to be refurbished with new flooring, cladding replaced and general redecoration works.



POSTCODE: ST1 5SQ



ACCOMMODATION

	SQ FT	SQ M
TOTAL Approx. Gross Internal Area	3,942	366.3

TENURE

Available on a new lease on terms to be agreed.

PLANNING

Interested parties to make their own enquiries to Stoke Council Planning Department on 01782 234234.

RENT

POA.

BUSINESS RATES

Rateable Value - £36,000.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (68)

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 purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

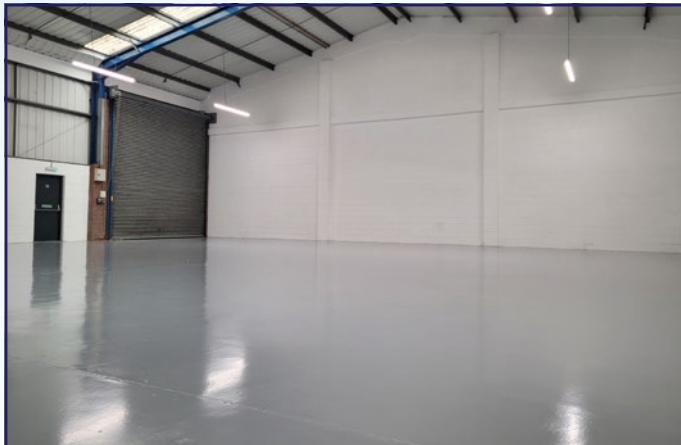
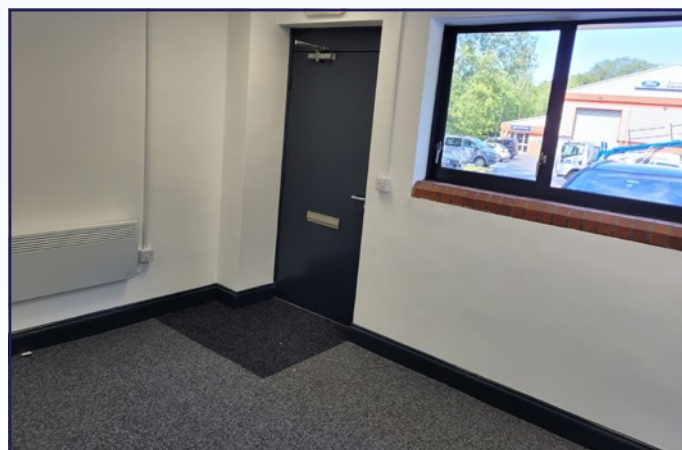
Each party to be responsible for their own costs incurred in this transaction.

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.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 08/25

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.