

# TO LET

**UNITS 1-5 DAIN STREET, FURLONG LN**  
BURSLEM, STOKE-ON-TRENT ST6 3LN



## INDUSTRIAL / WAREHOUSE PREMISES

**806 - 4,030 sq ft (74.87 - 374.39 sq m)**

(Approx. Total Gross Internal Area)

- Established Industrial Estate
- Within 1 Mile Of A500
- Parking & Yard Area
- Ground Level Shutter Door Access,



## LOCATION

The property is located within the town of Burslem, the property is accessed from Newcastle Street that links Newport Lane. The A500 dual carriageway is located approximately 1 mile from the property, with Junction 16 of the M6 motorway is 6.8 miles to the North of the property and Junction 15 being 7.1 miles to the South.



## DESCRIPTION

The property comprises five individual units that are interconnected via internal doorways, providing versatile warehouse/workshop accommodation. The buildings are of portal frame construction with brick elevations beneath a profile clad roof.

Internally, the units benefit from concrete floors, LED lighting, and loading access via roller shutter doors. The eaves height is approximately 4.4m. Each unit includes office accommodation, kitchen facilities, and WC provisions.

Externally, there is car parking to the front of each unit. The units are available to let either individually or as a whole.



**POSTCODE: ST6 3LN**





## ACCOMMODATION

|                                          | SQ FT        | SQ M          |
|------------------------------------------|--------------|---------------|
| Unit 1                                   | 806          | 74.87         |
| Unit 2                                   | 806          | 74.87         |
| Unit 3                                   | 806          | 74.87         |
| Unit 4                                   | 806          | 74.87         |
| Unit 5                                   | 806          | 74.87         |
| <b>TOTAL</b> Approx. Gross Internal Area | <b>4,030</b> | <b>374.39</b> |

## TENURE

A new full repairing and insuring lease is available.

## PRICE

POA.

## PLANNING

Interested parties to make their own enquiries to Stoke on Trent City Council Planning Department.



## 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.

## BUSINESS RATES

Further information from the agents.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (73)

## 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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PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT** Ref: ST1304 Date: 05/26

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.

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