

RORY MACK

ASSOCIATES



**UNIT 4 CARTWRIGHT IND EST,
SPRING GARDEN ROAD,
LINGTON, STOKE ON TRENT,
ST3 2TE**

**TO LET
£3.99 PER
SQ FT**

- Large triple bay warehouse/industrial unit with GIA: 18,809 sq ft
- Additional office space with GIA: 2,399 sq ft
- Electric roller shutter height of 12'3ft
- Parking for 12 vehicles plus yard space included in the rent
- EPC - TBC



UNIT 4 SPRING GARDEN ROAD, LONGTON

STOKE-ON-TRENT, STAFFORDSHIRE, ST3 2TE

GENERAL DESCRIPTION

A steel portal frame warehouse extending to 18,809 sq ft over three rectangular sections with an insulated metal clad, truss roof structure. The industrial unit benefits from a hard standing concrete floor, 3 phase electricity and 10'6 ft clearance to eaves. The office space is modern and well maintained and features carpeted flooring, gas central heating and a mixture of open plan and individual office suites. The 2,399 sq ft offices briefly comprise a reception/open plan office, a further office, board room and kitchen at the top end and five individual offices at the bottom end, plus staff toilets and entry to the warehouse. Staff parking is available in front of the office block and HGV loading off the yard by the roller shutter. Please note, this unit will be available from the beginning of March 2025 and a pre-agreed lease is available to the right applicant.

LOCATION

Cartwright Industrial Estate is located just off Trentham Road Interchange, the south Longton junction off the A50. The site is also within easy access of Hanley, Stoke on Trent and Newcastle-under-Lyme. Junction 15 of the M6 is just over 4 miles away from the site.

ACCOMMODATION

Ground floor

Office section one	548 sq ft
Consisting of board room, office and kitchen	
Office section two	630 sq ft
Consisting of one open planned office suite	
Office section three	1,221 sq ft
Consisting of five office rooms and ladies and gents toilets	

Total GIA: 2,399 sq ft

Warehouse Bay one	3,630 sq ft
Warehouse bay two	8,266 sq ft
Warehouse bay three	6,638 sq ft
Store	305 sq ft
Shared toilet and kitchen facilities are available within the office section	

Total GIA: 18,839 sq ft
Overall GIA: 21,238 sq ft

SERVICES

We understand that mains water, drainage and 3 phase electricity is available on site. Please note, no services have been tested by the agents.

VAT

The rent will be subject to VAT.

BUSINESS RATES

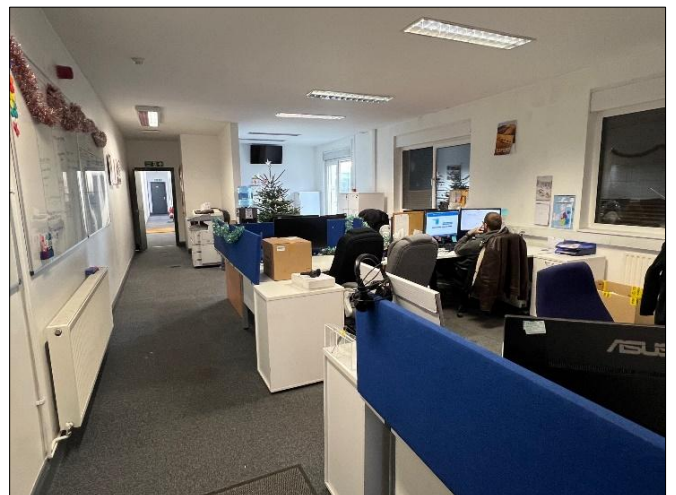
Rateable Value:	£50,500
Rates Payable:	£25,200 pa (24/25)

TENURE

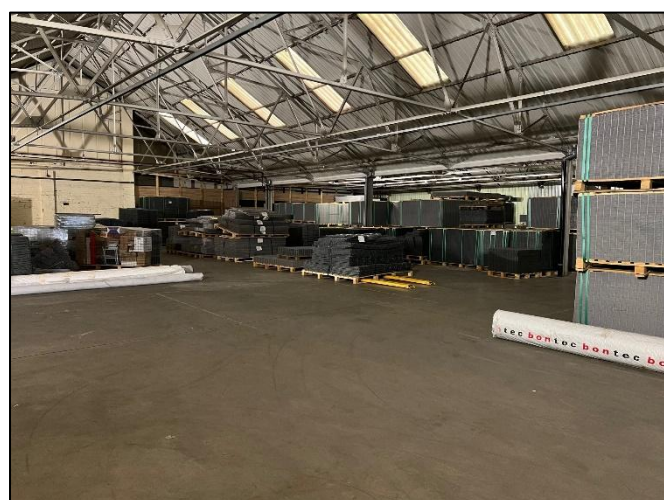
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

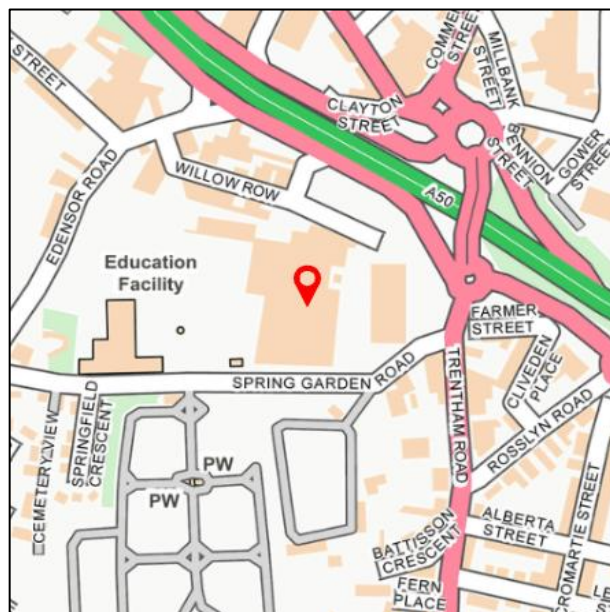
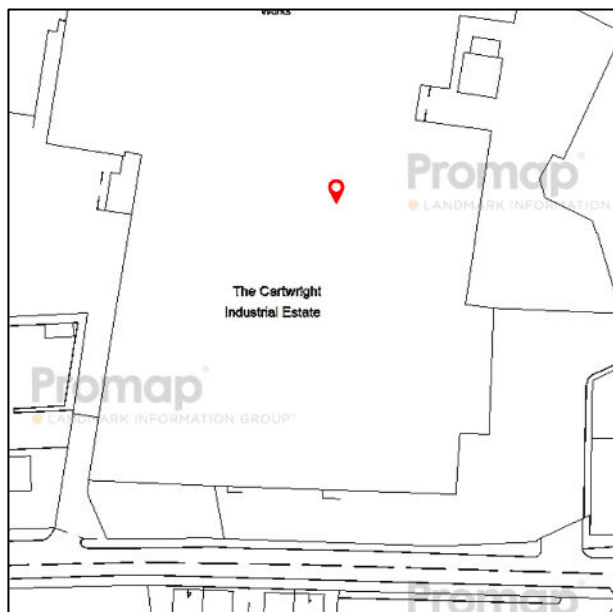


UNIT 4 SPRING GARDEN ROAD, LONGTON
STOKE-ON-TRENT, STAFFORDSHIRE, ST3 2TE



UNIT 4 SPRING GARDEN ROAD, LONGTON

STOKE-ON-TRENT, STAFFORDSHIRE, ST3 2TE



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements