



RORY MACK

ASSOCIATES

**5 PIT LANE, JAMAGE
INDUSTRIAL ESTATE, TALKE
PITS, STOKE ON TRENT, ST7 1UH**

**FOR SALE
£895,000**

- DETACHED PORTAL FRAMED WORKSHOP WITH OFFICES
- GIA: 17,946 SQ FT WITH 1,208 SQ FT OF OFFICES
- LOCATED ON POPULAR INDUSTRIAL ESTATE
- 1.2 MILES FROM A500 AND 4.7 MILES FROM JNC 16 OF THE M6
- EPC: 87 (BAND D)



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GENERAL DESCRIPTION

A detached portal framed workshop with approx. 12 feet to eaves rising to an apex of 18 feet. Elevations are finished in profile metal cladding and the roof is also finished in insulated metal profile cladding with approx. 20% skylight coverage. To the front of the unit is the office accommodation with cavity brick elevations supporting a flat roof covering and comprising 6 private offices, a reception area, kitchen and male and female toilets. There are three integral offices within the workshop area together with additional toilets and staff kitchen facilities. The workshop area is open plan and is accessed via loading doors to both the side and rear. Externally, there is a parking area to the front together with a load area to the rear. The unit has a long-established history of being used for general industrial purposes (B2) and could also be used for warehousing (B8).

LOCATION

The unit is located in Talke Pitts on Jamage Industrial Estate which is approximately 5 miles to the north of Newcastle under Lyme town centre. The property is surrounded by other industrial/warehouse premises and is accessed off Pit Lane. The 'affinity Staffordshire' outlet shopping mall is almost immediately adjacent to the rear. The property is extremely well connected to the road network being 1.2 miles from the A500, which connects to junction 16 of the M6 (4.5 miles) and the A50 (7.3 miles) which leads directly to the M1 motorway.

BUSINESS RATES

Rateable Value:	£109,000
Rates Payable	£52,320 pa (26/27)

VAT

The sale price is not subject to VAT.

ACCOMMODATION

Offices:	1,208 sq ft
<u>Workshop:</u>	<u>16,738 sq ft</u>
Total GIA:	17,946 sq ft

SERVICES

All mains services are connected. Gas fired central heating to the offices. No services have been tested by the agents.

TENURE

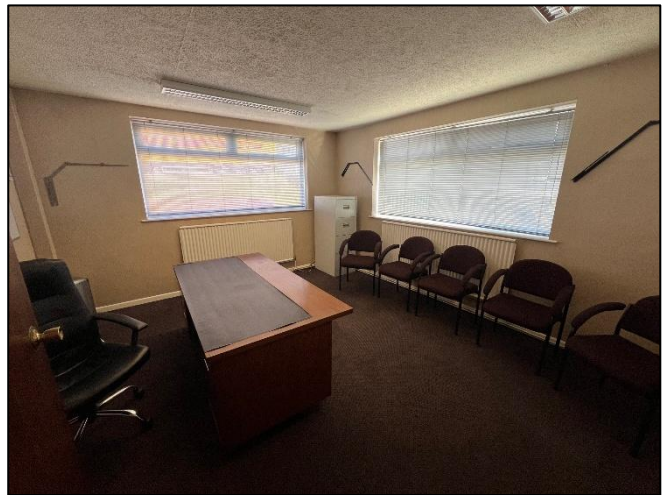
Available freehold, subject to contract and with vacant possession.

ANTI MONEY LAUNDERING REGULATIONS

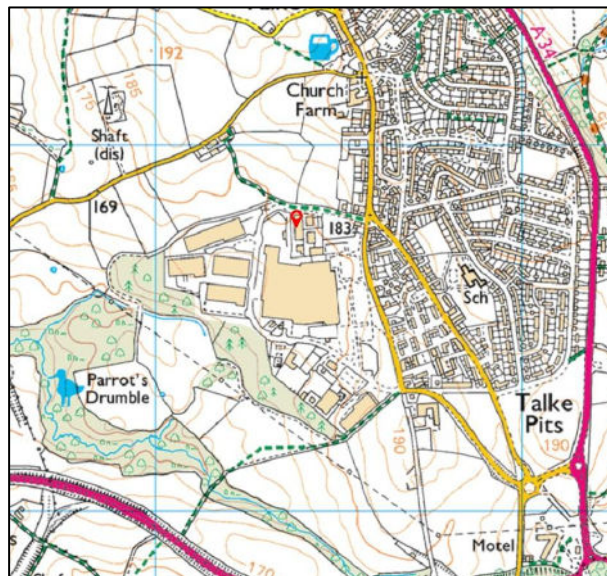
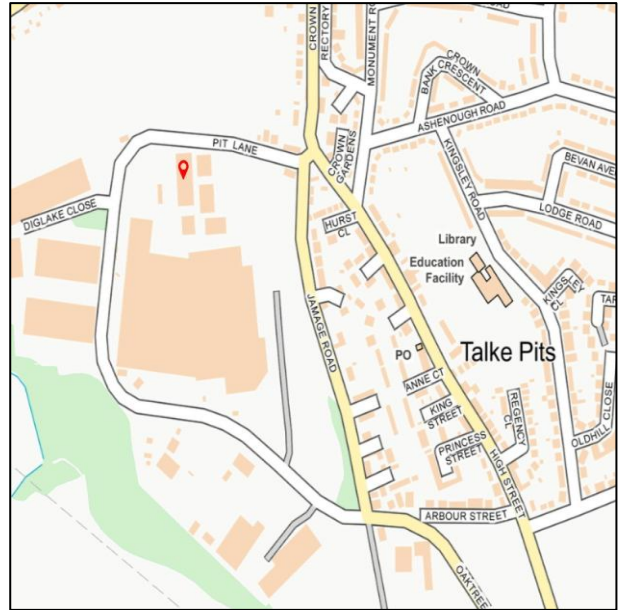
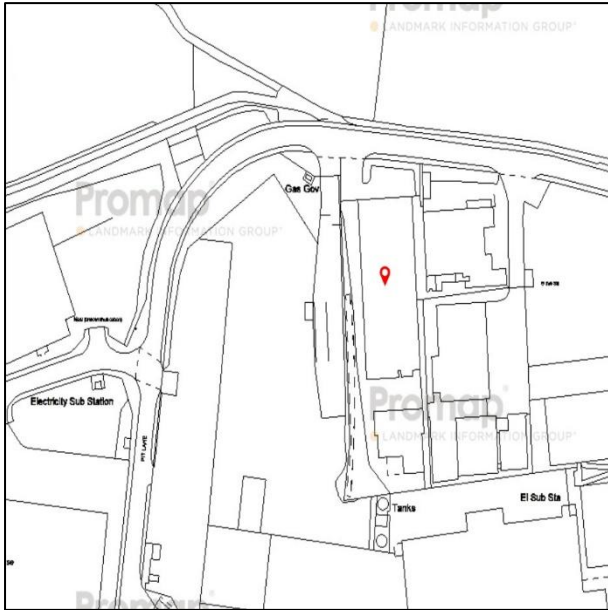
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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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