

RORY MACK

ASSOCIATES



**UNIT 2 TRENT HOUSE,
DUNNING STREET, TUNSTALL,
STOKE ON TRENT, ST6 5AP**

**FOR SALE
VACANT
POSSESSION
£295,000**

- Industrial/warehouse unit with integral offices
- GIA: 5,110 sq ft including 3,787 sq ft of warehouse space
- Steel portal framed unit with roller shutter access
- Staff parking available, directly in front of the unit
- EPC – Band B (93)



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GENERAL DESCRIPTION

A steel portal framed industrial unit with integral offices and staff welfare facilities. The property is located close to Tunstall town centre with access off the A50 via Roundwell Street and is within easy walking distance to the High Street. The unit is accessed via a reception area at the front and comprises 3,787 sq ft of warehouse plus office, storeroom and staff kitchen on the ground floor level. On the first floor are a further two office/storage rooms accessed via two staircases. The unit has 3 phase electricity, an insulated roof, manual roller shutter with 14' 6" clearance and minimum eaves height of 13'9".

LOCATION

Trent House is located off Dunning Street and around ¼ of a mile from the High Street and the A50. The Tunstall and Kildgrove turnoff for the A500 is 1.5 miles away and junction 16 of the M6, 6 miles away.

SERVICES

We understand that mains water, drainage and electricity is available. Gas blow heater and 3 phase electric available in the workshop. No services have been tested by the agents.

VAT

The sale will not be subject to VAT.

BUSINESS RATES

Rateable Value: £23,000
Rates Payable: £9,936 pa (26/27)

TENURE

The building is held on a 999 year long lease at a peppercorn rent with 962 years remaining and will be sold subject to contract and with vacant possession upon completion. The freehold can also be made available if required.

ACCOMMODATION

Ground floor

Warehouse:	3,787 sq ft
Reception:	81 sq ft
Office:	150 sq ft
Store:	112 sq ft
Kitchen:	58 sq ft
Gents:	68 sq ft
Ladies:	48 sq ft
NIA:	4,304 sq ft

First floor

Office:	334 sq ft
Office:	252 sq ft
NIA:	586 sq ft

Overall NIA: 4,890 sq ft

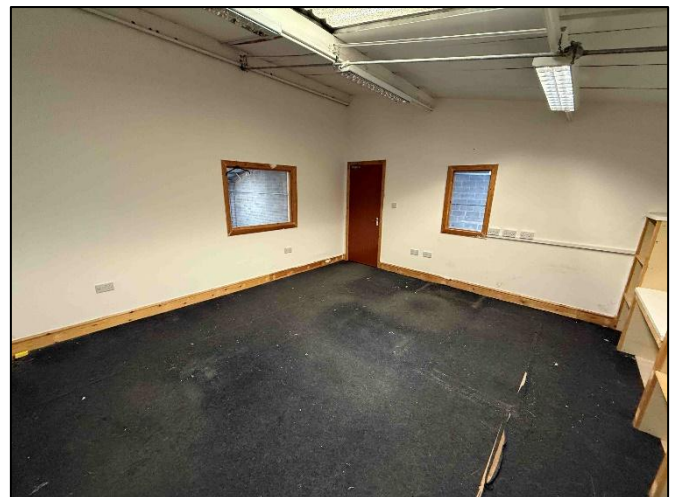
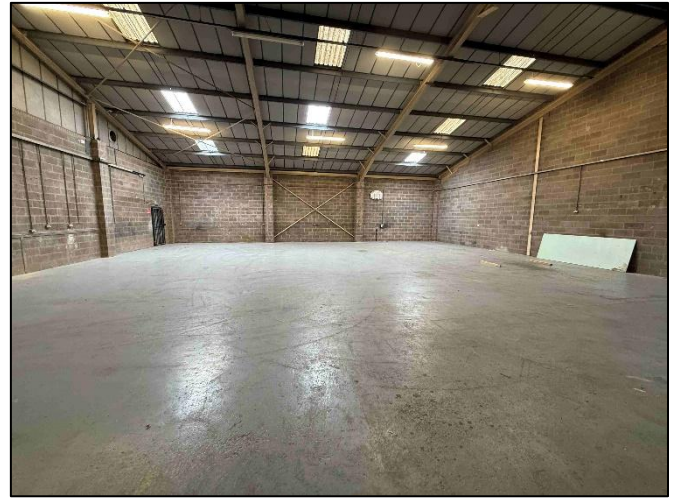
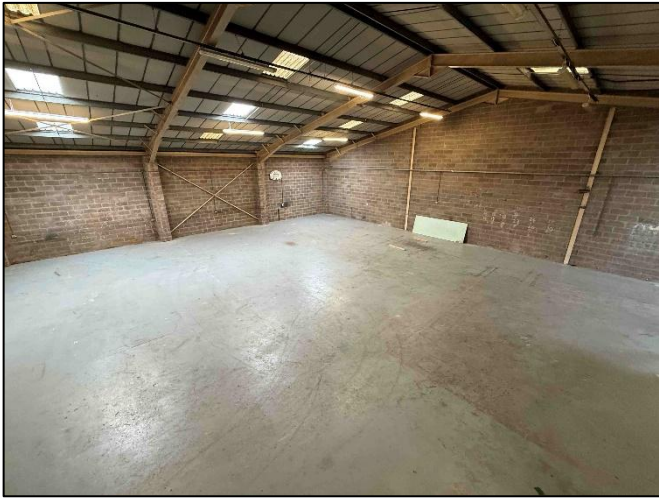
UNIT 1 TRENT HOUSE

The larger unit attached to Unit 2 is also available to purchase alongside if required. Please contact the agent to discuss further.

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.

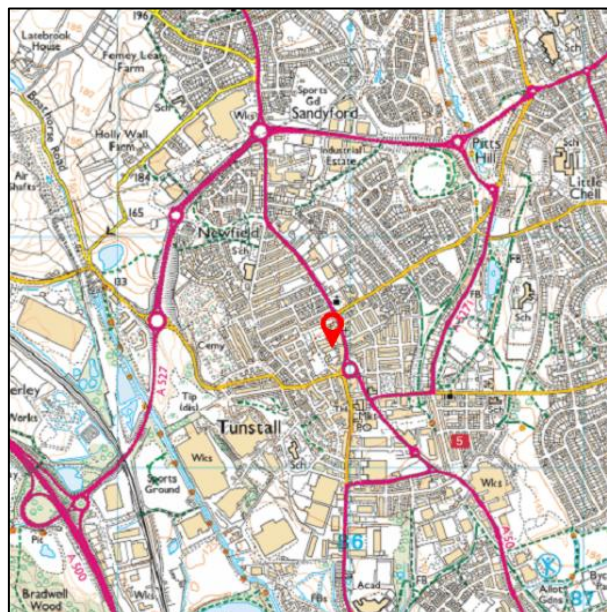
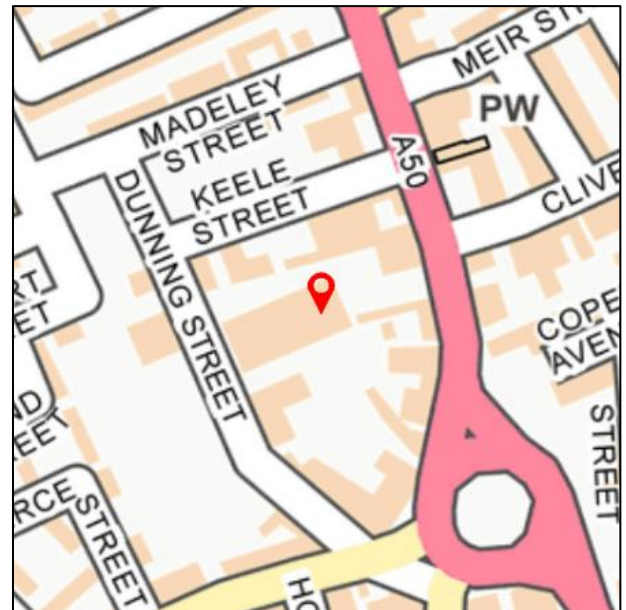
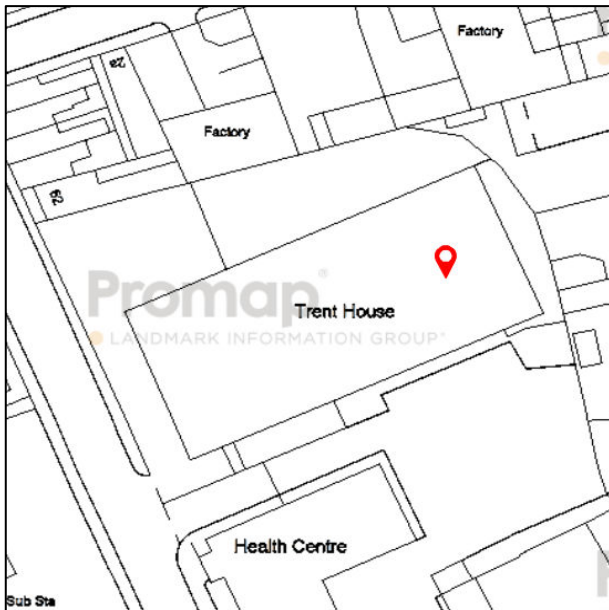
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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