



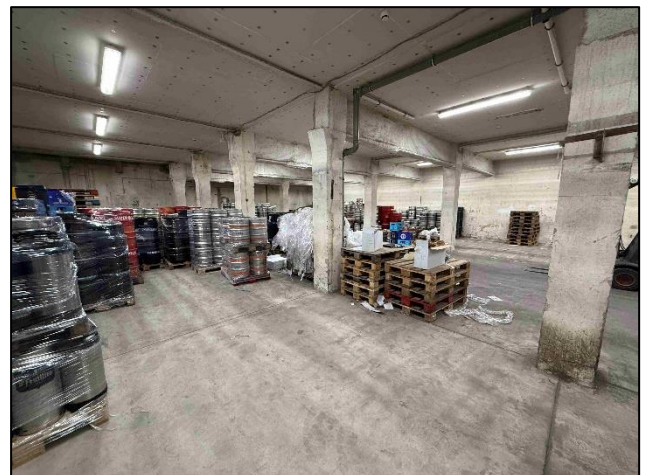
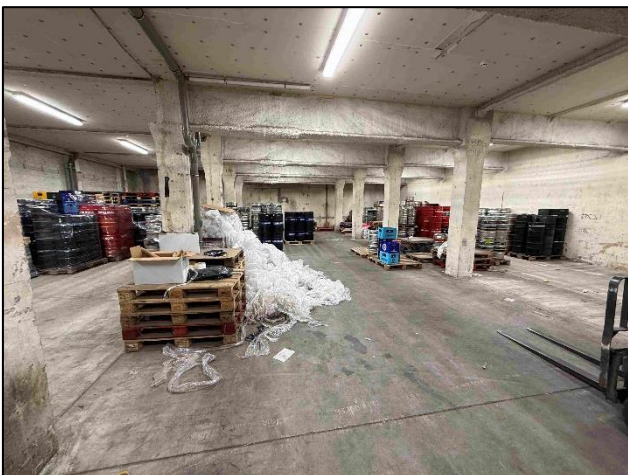
RORY MACK

ASSOCIATES

**WAREHOUSE UNIT, THE SHIRES,
SUTHERLAND ROAD, LONGTON,
STOKE ON TRENT, ST3 1NA**

**TO LET
£17,000 PAX**

- Secure storage unit extending to 3,463 sq ft
- Plus first floor office extending to 365 sq ft
- Designated parking for 3 cars to the front
- 24 hr manned site with easy access to the A50 & A500
- EPC – TBC



WAREHOUSE UNIT, THE SHIRES

SUTHERLAND ROAD, LONGTON

STOKE ON TRENT, ST3 1NA

GENERAL DESCRIPTION

A self contained storage forming part of the SJ Bargh site. The unit is located at ground floor level with its own electric roller shutter access to the front. The property forms part of the 'Shires' estate and has access off Sutherland Road with parking for three cars at the front. The unit benefits from LED strip lighting with 12 ft clearance to ceiling. In addition to the warehouse is a self contained office suite located above with easy access via an external steel staircase. The office space comes with fair use of services, vinyl flooring, double glazed windows, air conditioning and suspending ceiling.

Please note: the warehouse and the office may be available to rent separately, although the preference is for them to be rented together.

LOCATION

The premises occupies a very advantageous position with main road frontage to Sutherland Road and is within 300 yards of both east and west access directions of the A50 dual carriageway which connects to the A500, M1 and M6.

BUSINESS RATES

The unit does not have its own rateable value and instead forms part of the overall assessment for the SJ Bargh complex. The rates payable, apportioned to the unit equates to £2,500 pa which will be paid directly to the landlord in addition to the rent and is far more economic than having the unit separately assessed for business rates.

VAT

The rent is subject to VAT.

ACCOMMODATION

Ground Floor

Workshop: 3,463 sq ft

Shared WC: --

First Floor

Office: 365 sq ft

Total NIA: 3,828 sq ft

SERVICES

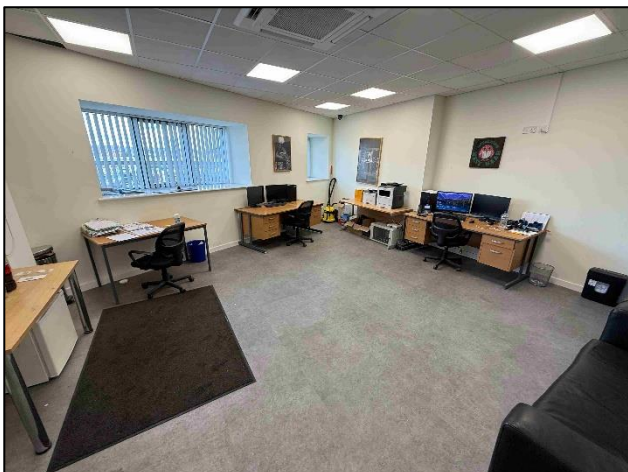
Mains electricity, water and drainage are connected. No services have been tested by the agents. Please note, the warehouse will incur a £50 per month charge for electricity.

TENURE

Available by way of a new Internal Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a term of years to be agreed. There will be rent reviews every 3 years and each party will bear their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

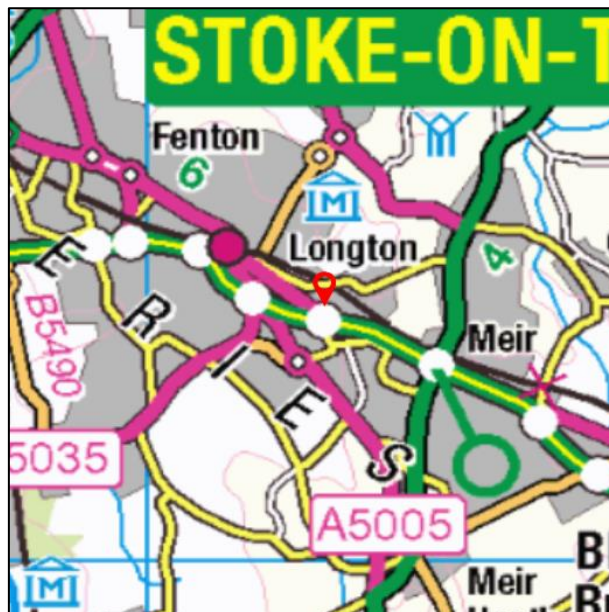
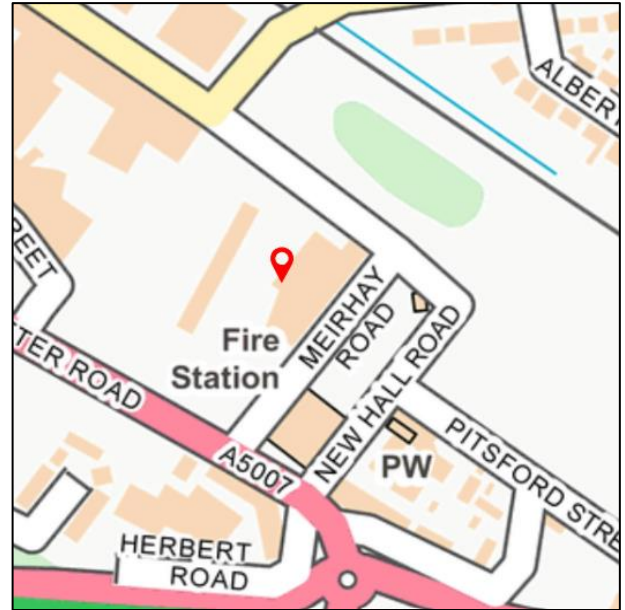
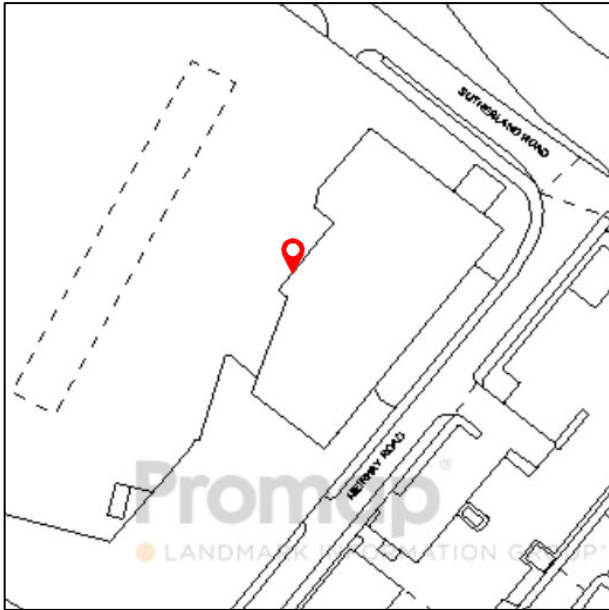
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



WAREHOUSE UNIT, THE SHIRES

SUTHERLAND ROAD, LONGTON

STOKE ON TRENT, ST3 1NA



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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