

RORY MACK

ASSOCIATES

UNIT 6A, OHIO GROVE, HOT LANE INDUSTRIAL ESTATE, STOKE ON TRENT, ST6 2BL

TO LET

£22,000 PAX

- Independent industrial/warehouse unit
- NIA: 3,121 sq. ft. including 2,500 sq ft warehouse and 523 sq. ft. of offices
- Portal framed unit with 16' 3" to eaves
- Integral offices, kitchen and toilets
- EPC: 109 (Band E)





UNIT 6A, OHIO GROVE,

HOT LANE INDUSTRIAL ESTATE, BURSLEM

STOKE ON TRENT, ST6 2BL

GENERAL DESCRIPTION

A warehouse/workshop forming part of a terrace of four independent units within a Portal framed structure with a minimum eaves height of 16'3" rising to an apex of 24'9". The unit is independently serviced and accessed, and benefits form integral offices and toilet facilities. There is also onsite car parking to the front. The unit is modern and well-presented throughout and benefits from a manual roller shutter to the front.

LOCATION

The unit is located towards the end of Ohio Grove and forms part of the Hot Lane Industrial Estate approximately 1 mile to the south of Burslem town centre. The unit is well connected to the road network with the A500 being exactly 2 miles away (via the A53), which links to Junctions 15 and 16 of the M6 Motorway, 6.5 miles and 7.6 miles respectfully.

SERVICES

All mains services are connected and the unit is separately metered. Gas fired blow heaters installed in the unit. Roller shutters are manually operated. No services have been tested by the agents.

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to rent reviews every three years and with the unit being responsible for a pro rata apportionment towards the cost of the buildings insurance policy. Each party will bear their own legal costs.

VAT

The rent is subject to VAT

BUSINESS RATES

Unit 6a

Rateable Value: £13,500

Rates Payable: £6,736.50 pa (25/26)

If you qualify for Small Business Rates Relief, you should be eligible for a reduction.

ACCOMMODATION

Ground floor	
Warehouse:	2,500 sq ft
Office:	110 sq ft
Kitchen:	98 sq ft
WC x 2:	--
Total NIA:	**2,708 sq ft**

First floor	
Office:	162 sq ft
Office:	132 sq ft
Office:	119 sq ft
Total NIA:	**413 sq ft**

Total NIA: 3,121 sq ft

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.





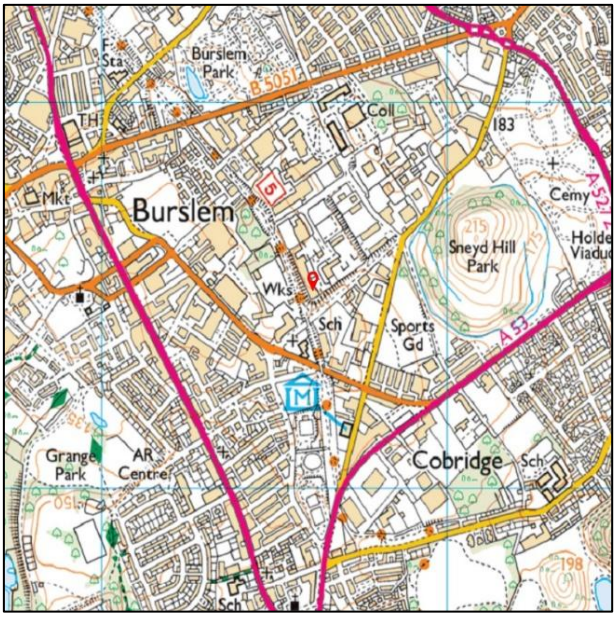
UNITS 6A, OHIO GROVE

HOT LANE INDUSTRIAL ESTATE, BURSLEM

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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