

RORY MACK

ASSOCIATES



**CERAMIC HOUSE,
HILLCREST STREET, HANLEY,
STOKE ON TRENT, ST1 2AA**

**TO LET
£20,000 PAX**

- Surplus warehouse accommodation extending to 3,056 sq ft.
- Self-contained unit forming part manufacturing facility
- City centre location within 500 yards of A5008 and A50
- Portal framed unit with 12ft minimum eaves height
- EPC: TBC



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GENERAL DESCRIPTION

A steel portal framed warehouse of brick elevations with a pitched insulated metal profile clad roof and a minimum eaves height of 12 feet. The unit forms part of a larger manufacturing facility and is accessed via a shared roller shutter. Internally the unit is arranged in open plan and has the added benefit of a private office and private toilet facilities. Externally there is a shared and secure yard area providing loading and two car parking spaces.

LOCATION

The unit is located at the end of Hillcrest Street in a mixed-use area in the city centre and within 500 yards of Bucknall New Road (A5008) which connects to the Ring Road (A50), which provides access to the wider road network.

SERVICES

Mains electricity, water and drainage connected. Electricity will be sub-metered with the tenant's consumption charged monthly. The cost of water (reasonable usage) will be included within the rent. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

The unit needs to be separately assessed for Business Rates. Referring to the Valuation Office 'Summary Valuation' of the whole property, the rateable value attributed to the subject warehouse equates to approximately £9,000, which is likely to equal the new rateable value when separately assessed. A rateable value less than £12,000 enables the occupier to reduce their rates payable liability to nil if they qualify for Small Business Rates Relief.

TENURE

Available by way of a new full repairing and insuring lease (outside the Landlord and Tenant Act 1954) for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant bearing the cost of the preparation of the lease (£250 plus VAT).

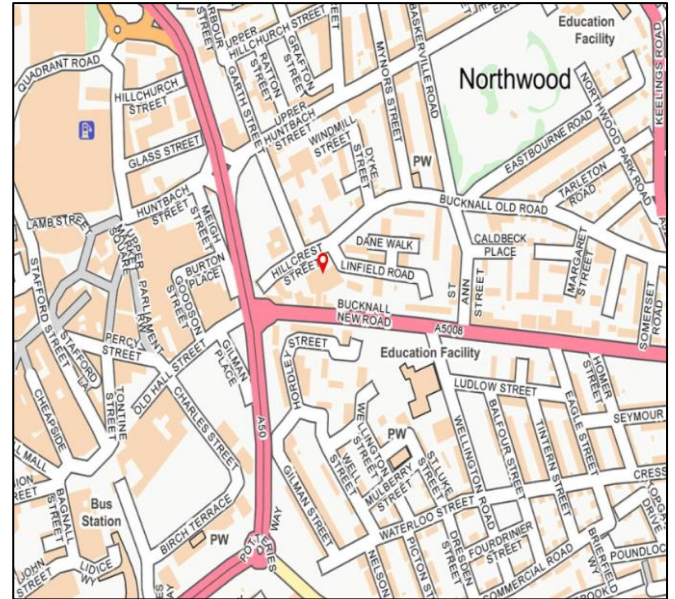
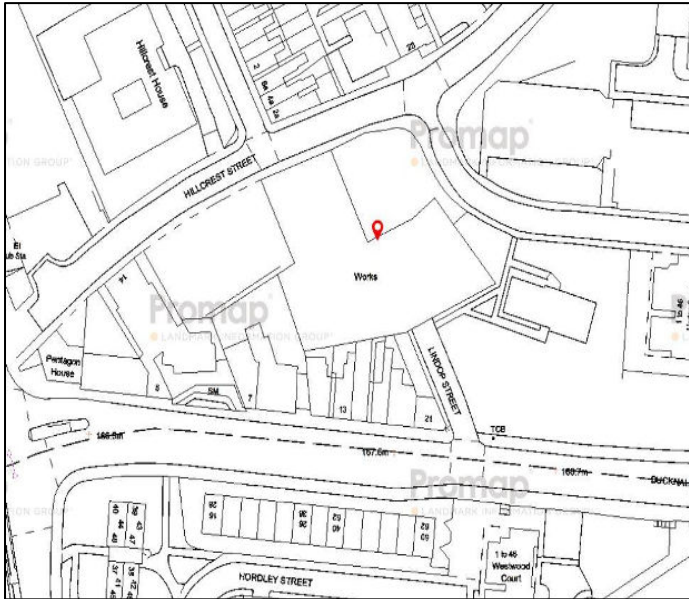
ACCOMMODATION

Warehouse:	2,938 sq ft
Office:	118 sq ft
WC's:	-
Total NIA:	3,056 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.

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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