

RORY MACK

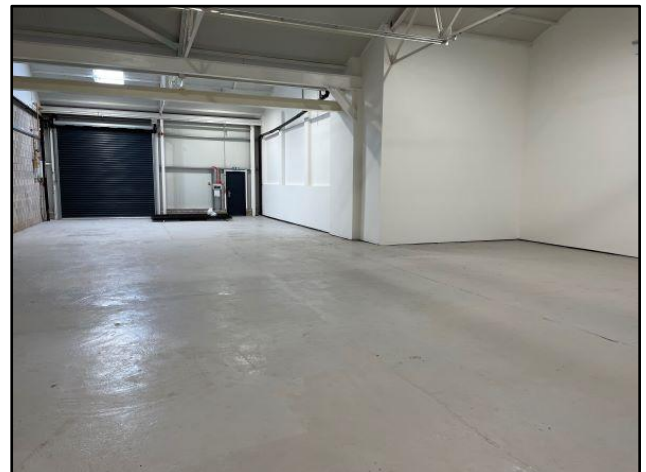
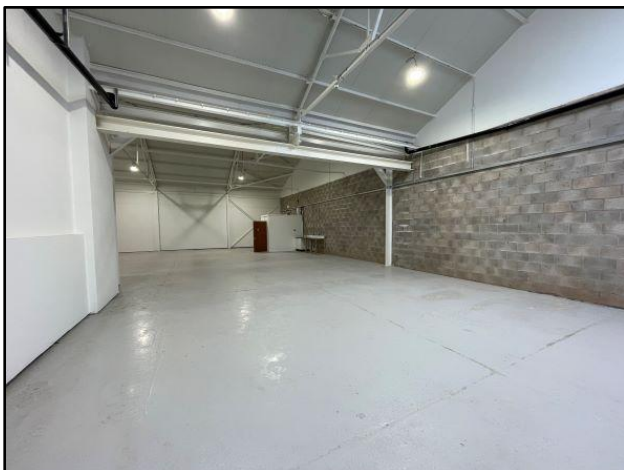
ASSOCIATES



**UNITS 1-3 RUMBLE BUSINESS PARK,
BROOM STREET, HANLEY, STOKE
ON TRENT, ST1 2EN**

**TO LET
FROM
£13,500 PAX**

- A terrace of three self-contained industrial/warehouse units
- Units from 2,047 sq ft (190m²) to 8,125 sq ft (755m²)
- Fully refurbished units with electric roller shutters
- Close to city centre and just off Potteries Way (A50)
- EPC – TBC



RUMBLE BUSINESS PARK

BROOM STREET, HANLEY

STOKE ON TRENT, ST1 2EN

GENERAL DESCRIPTION

A relatively new terrace of three self-contained industrial/warehouse units with profile clad elevations and electric roller shutter access doors, supporting a pitched profile clad roof surfaces. Each unit is self contained and is offered in a newly decorated form together with kitchen space and DDA compliant toilet cubicle. Each unit will benefit from designated parking spaces plus there will be a number of visitor spaces also available. The units are finished to a high standard and benefit from a shared secure yard finished in concrete hardstanding with direct access to Broom Street plus their own individual gas supply. The units can be rented individually or as a combination of units to suit the tenants business needs.

LOCATION

The units have frontage to Broom Street and are within 500 yards of the city ring-road (A50) which leads to the (A53) which in turn leads to A500 dual carriageway which provides direct access to Junction 15 and 16 of the M6.

SERVICES

All mains services including a 60 amp 3-phase electricity is connected. CCTV will cover the yard area which can be remotely viewed by tenants on a smartphone. No services have been tested by the Agents.

TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Assessment for Units 1-3 as a whole.

Rateable Value: £22,000

Rates Payable: £10,978 pa (25/26)

The business rates will need to be reassessed for individual units. As individual units, the rateable value may fall below £12,000 for some and therefore the incoming tenant may be eligible for small business rates relief.

The Valuation Office has valued the building based on a rate of £26.49 per sq m, so using the floor areas below a rough calculation of the Rateable Value should be possible.

VAT

The rent will be subject to VAT.

ACCOMMODATION

Accommodation/rentals

Unit 1: 2,807 ft.² (260 m²) **£18,250 PAX**

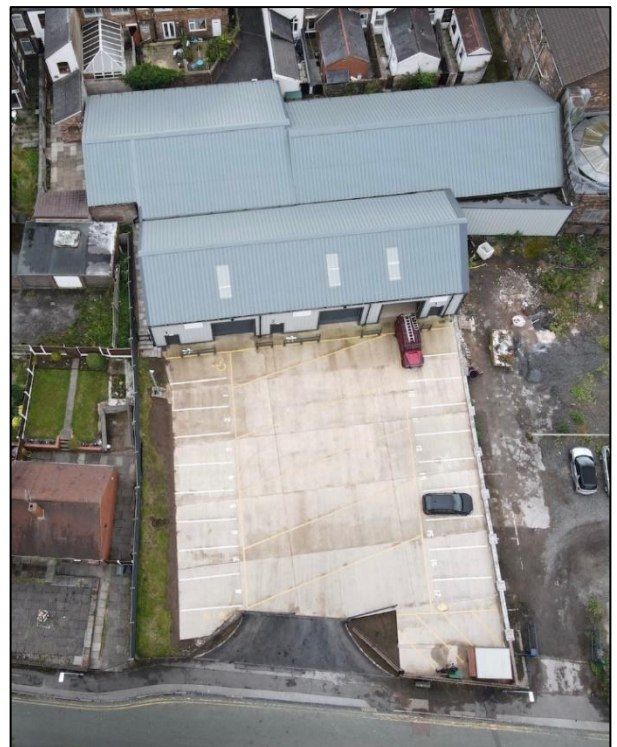
Unit 2: 2,047 ft.² (190 m²) **£13,500 PAX**

Unit 3: 3,271 ft.² (304 m²) **£21,000 PAX**

Although the units are offered individually, internal dividing walls can be opened up to internally connect units.

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.



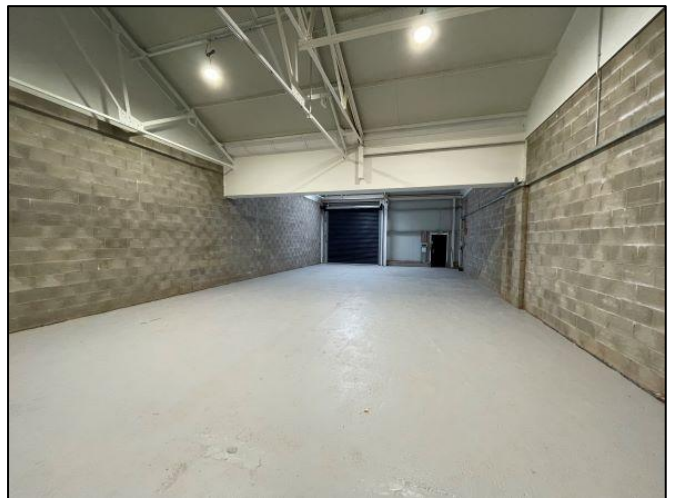
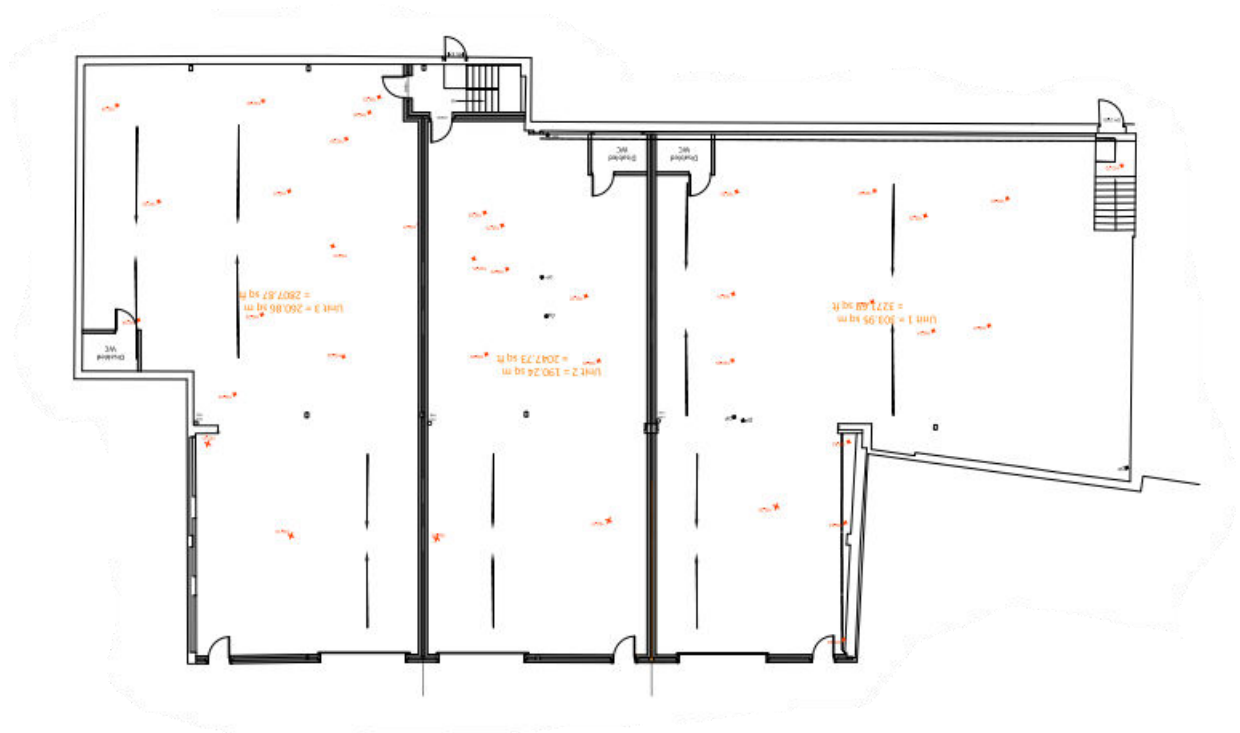
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STOKE ON TRENT, ST1 2EN



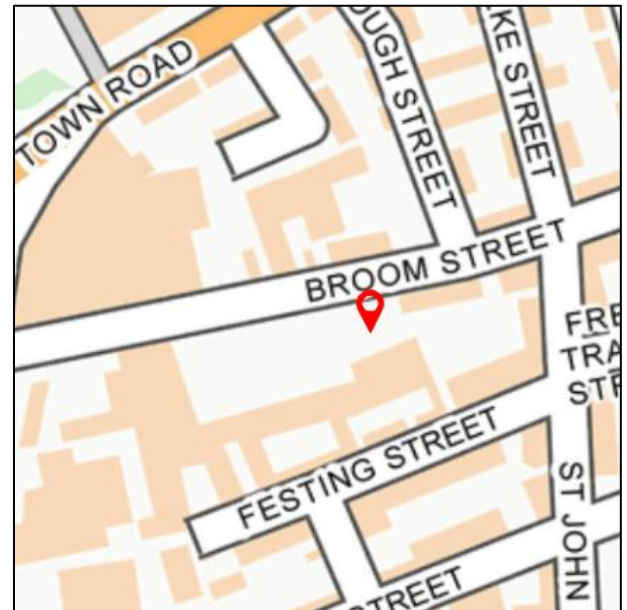
ELEVATION 4



RUMBLE BUSINESS PARK

BROOM STREET, HANLEY

STOKE ON TRENT, ST1 2EN



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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