

RORY MACK

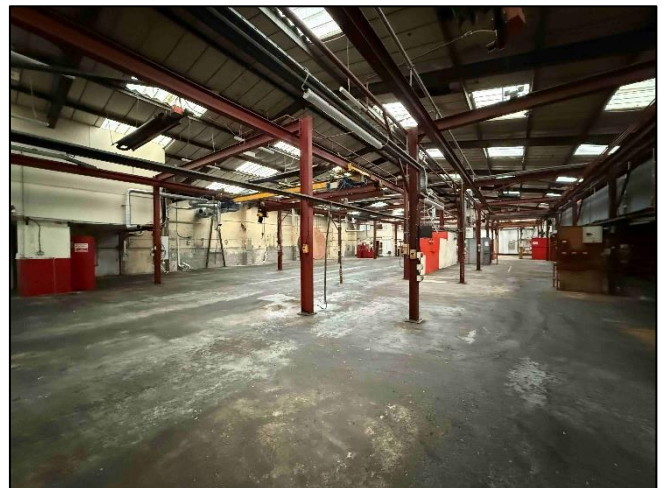
ASSOCIATES



**UNIT 5 PLANTATION ROAD,
NEWSTEAD INDUSTRIAL TRADING ESATE,
TRENTHAM, STOKE ON TRENT, ST4 8HX**

**FOR SALE
£875,000**

- Portal frame industrial/warehouse with secure yard
- Total GIA 11,720 sq. ft inc integral offices
- Rare freehold opportunity on popular trading estate
- Open plan workshop with two gantry crane systems
- EPC: 97 (Band D)



UNIT 5 PLANTATION ROAD

NEWSTEAD INDUSTRIAL TRADING ESTATE

TRENTHAM, STOKE ON TRENT, ST4 8HX

GENERAL DESCRIPTION

A portal framed industrial unit with yard area to front located on Newstead Industrial Trading Estate, built in the late 1980's and forming part of a very popular industrial estate with excellent road access onto the A34, A50 and A500. The unit has a gross internal area of 10,989 sq ft and comprises a large open plan warehouse, offices and welfare facilities on the ground and mezzanine level offices and staff mess above. To the front is a yard, accessed via sliding steel gates providing parking or loading for vehicles. Internally, the property benefits from electric roller shutter access to the front, insulated roof, 3 phase electricity and double glazed UPVC windows to the rear and side. There are two gantry cranes (1 tonne and 2 tonne) that traverse the entire length of the workshop, which will remain insitu.

LOCATION

The premises is located on Plantation Road, Newstead Industrial Trading Estate just off Trentham Road (A5035). Newstead is easily accessed from the A34, 1.5 miles away, A50, 2 miles away and the A500, 2.5 miles away.

SERVICES

All main services are connected to the building including 3 phase electricity. No services have been tested by the agents.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

VAT

The sale price is not subject to VAT

BUSINESS RATES

From April 2026 the following will apply:

Rateable Value: £44,000

Rates Payable: £19,008 pa (26/27)

ACCOMMODATION

Ground floor

Warehouse:	10,419 sq ft
Office:	101 sq ft
Office:	219 sq ft
Ladies WC:	30 sq ft
GIA:	10,769 sq ft

First floor mezzanine levels

Staff mess:	354 sq ft
Storage:	132 sq ft
Main office:	333 sq ft
Office:	62 sq ft
Office:	70 sq ft
GIA:	951 sq ft

Total GIA: 11,720 sq ft

ANTI MONEY LAUNDERING REGULATIONS

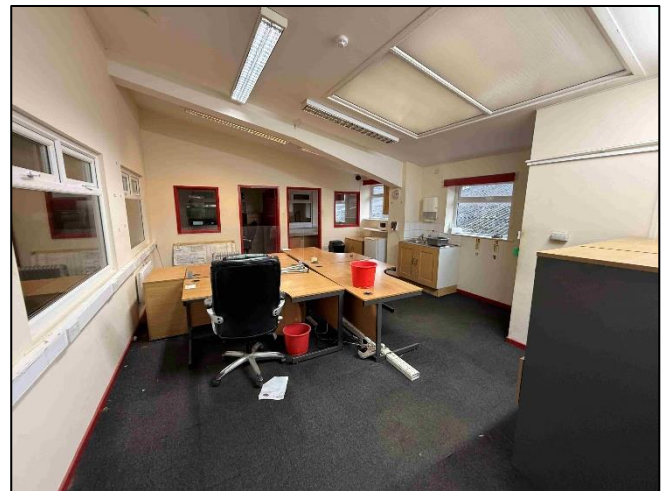
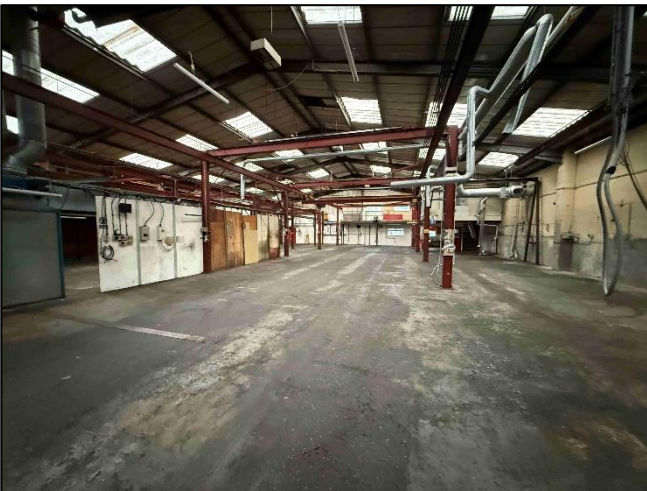
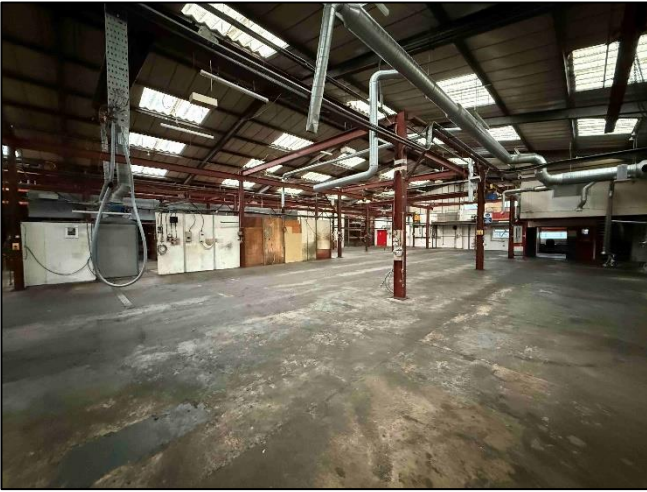
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



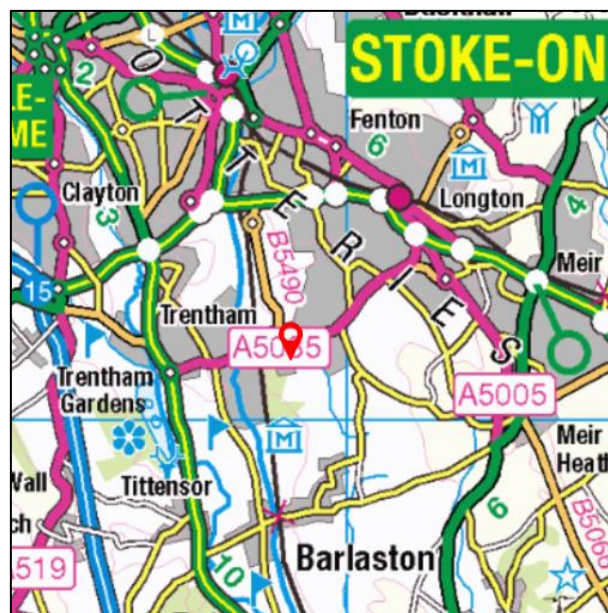
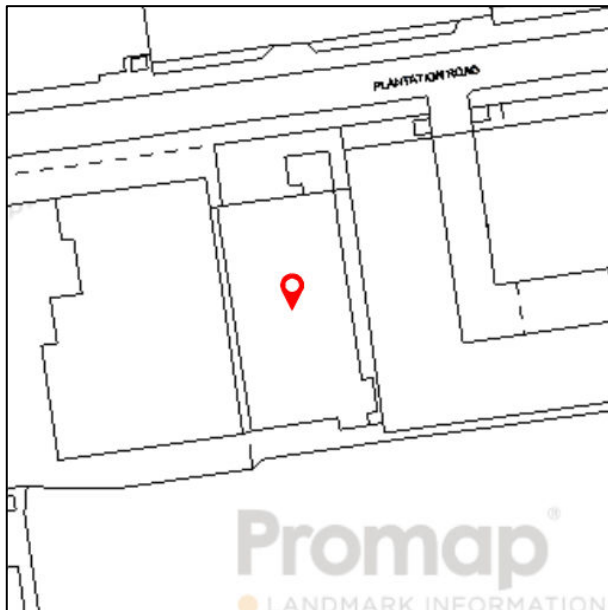
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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