

RORY MACK

ASSOCIATES



**MARLBOROUGH COURT,
BROOM STREET, HANLEY,
STOKE ON TRENT, ST1 2EN**

**TO LET
FROM
£12,000PAX**

- New Industrial/Warehouse Units E(g)(iii), B2 and B8
- Units from 1,237 sq ft (115 sqm) to 2,260 sq ft (210 sqm)
- Close to city centre and just off Potteries Way (A50)
- EPC – TBC
- **AVAILABLE AUTUM 2026**



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GENERAL DESCRIPTION

A new development of industrial/warehouse units of portal frame design and clad profiled elevations with pitched profile clad roof surfaces. The units will be finished to a high standard with roller shutter access and onsite parking. In total there will be 14 units offering various sizes which can either be let individually or collectively, with units from 1,237 sq ft up to 9,900 sq ft as a single unit. The whole development will comprise three separate structures totaling 22,876 sq ft.

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.

SCHEDULE OF ACCOMMODATION AND RENTALS

Block	Plots	Size (sq ft)	Rent (per unit)
A	1-4	2,260	£20,250
B	1-8	1,237	£12,000
C	1-2	1,969	£18,000

SERVICES

Mains water, drainage and 3-phase electricity will be connected.

VAT

Rents are subject to VAT at the prevailing rate.

PLANNING

The scheme is approved under Planning App No: **70148/FUL**
Units A1-A4, B1-B4, C1-C2 have been approved for Class E(g)(iii), B2 and B8 purposes. From 7am – 7pm Mon-Sat & 9am – 5pm Sun

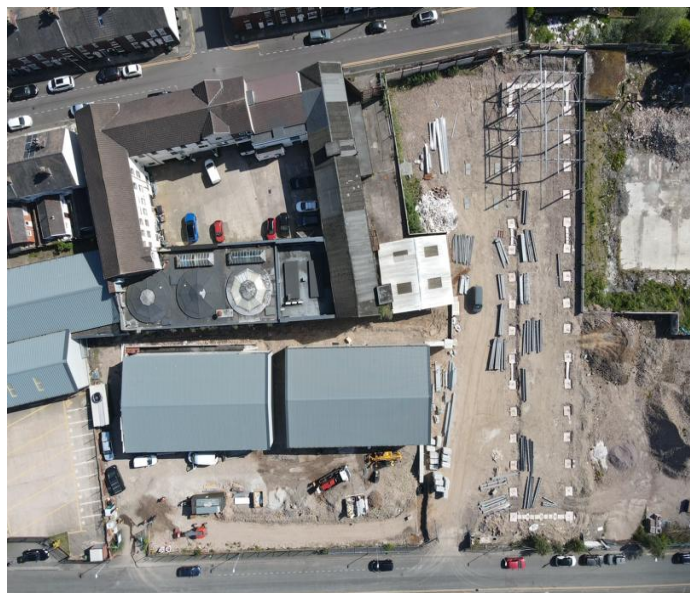
Units B5-B8 shall be used for Class E and B8 only. From 7am – 7pm (Mon-Fri) 8am -5pm and 9am – 5pm Sun

BUSINESS RATES

Rateable Values are yet to be assessed.

TENURE

The units are available by way of Full Repairing and Insuring leases, by way of service charge which will cover the cost of repairing and maintaining landscaped and service yard areas.

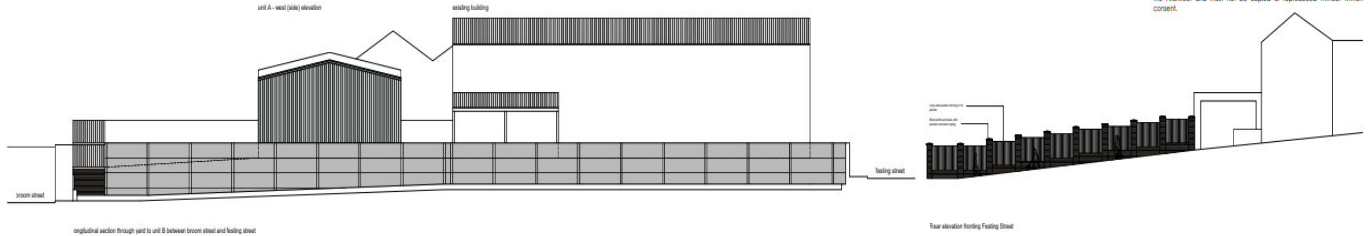


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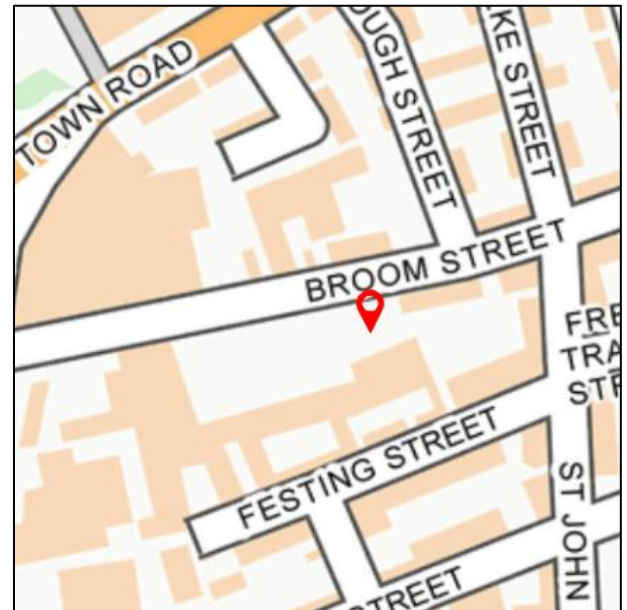
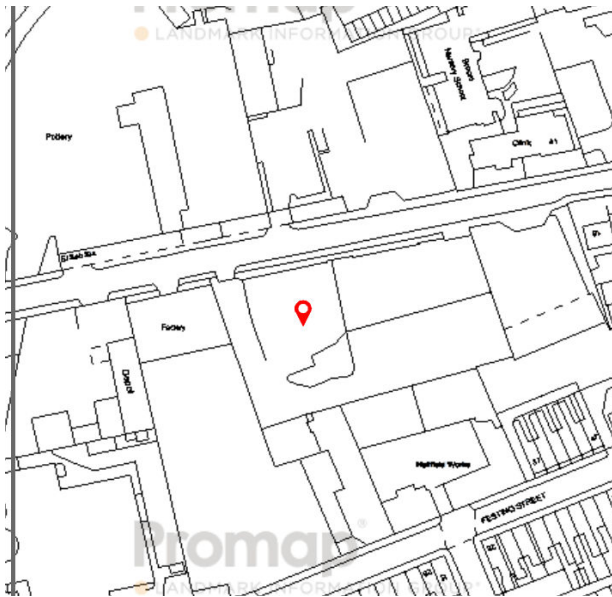
All Dimensions & Levels to be checked and verified by the contractor prior to works commencing. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from 'signed dimensions' only. Any errors to be reported to the Architect immediately. The copyright of this drawing and design is vested in the Architect and must not be copied or reproduced without written consent.



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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