



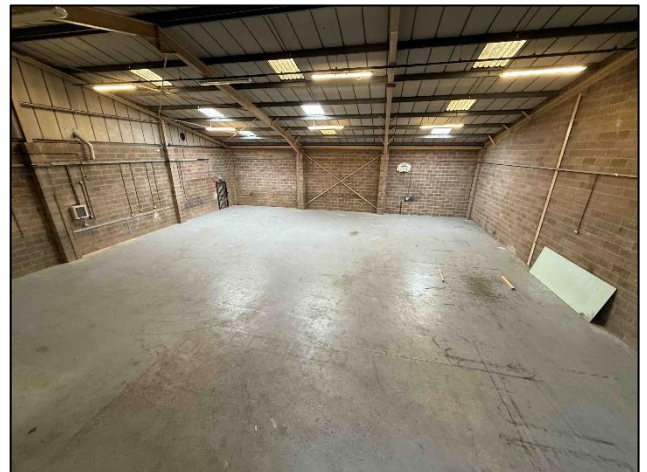
# RORY MACK

## ASSOCIATES

### UNITS 1&2 TRENT HOUSE, DUNNING, STREET, TUNSTALL, STOKE ON TRENT, ST6 5AP

**FOR SALE  
VACANT  
POSSESSION  
£895,000**

- Two warehouse/industrial units with offices extending to 16,491 sq ft GIA
- Detached building with parking for multiples vehicles
- Steel portal framed units with 13'9 to eaves
- Currently sub-divided into two units with separate services but can easily be connected back into one large unit
- EPC: Unit 1 – Band D (86), Unit 2 – Band D (93)



**UNITS 1&2 TRENT HOUSE**  
**DUNNING STREET, TUNSTALL**  
**STOKE ON TRENT, ST6 5AP**

#### GENERAL DESCRIPTION

A substantial warehouse/industrial premises of portal framed design with a minimum eaves height of 13'9" rising to an apex of 22 feet. The building is well presented and is currently split into two independent units. Unit 1 (front section) has a ground floor GIA of 8,777 sq ft with an additional 2,604 sq ft of office space above. The outgoing tenant has put in temporary partitions which will be cleared for the sale leaving an open warehouse space similar to Unit 2. Unit 2 has a GIA of 3,787 sq ft workshop space with an additional 1,103 sq ft of office and storage space on the ground and first floor levels. The building is accessed by three manual roller shutter doors with 14'6" clearance. Externally there is also the benefit of a secure and surfaced yard area providing vehicle access and car parking. The two units can be purchased separately with further information available through the agent.

#### LOCATION

Trent House is located off Dunning Street and around ¼ of a mile from the High Street and the A50. The Tunstall and Kidsgrove turnoff for the A500 is 1.5 miles away and junction 16 of the M6, 6 miles away.

#### TENURE

The building is held on a 999-year long lease at a peppercorn rent with 962 years remaining and will be sold subject to contract and with vacant possession upon completion. The freehold can also be made available if required.

#### BUSINESS RATES

##### Unit 1 Trent House

|                |                   |
|----------------|-------------------|
| Rateable value | £55,000           |
| Rates payable  | £27,760pa (26/27) |

##### Unit 2 Trent House

|                |                  |
|----------------|------------------|
| Rateable value | £23,000          |
| Rates payable  | £9,936pa (26/27) |

#### SERVICES

All mains services are connected. There is gas central heating in the office areas and gas blowers in the warehouse areas plus 3 phase electricity available in the workshops. No services have been tested by the agents.

#### VAT

The sales price is not subject to VAT.

#### ACCOMMODATION

##### Unit 1 Trent House

*Ground floor comprises: warehouse, workshops, office space and welfare facilities.*

GIA: 8,777 sq ft

Of which, 823 sq ft is office space.

*First floor comprises: a range of office suites with welfare facilities.*

GIA: 2,604 sq ft

**GIA: 11,381 sq ft**

##### Unit 2 Trent House

*Ground floor comprises: open plan warehouse, offices, reception and welfare facilities.*

GIA: 4,524 sq ft

Of which, 343 sq ft is office space.

*First floor comprises: two offices.*

GIA: 586 sq ft

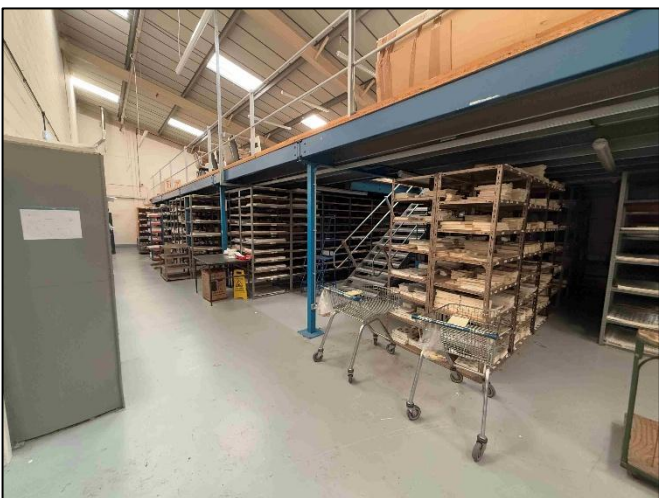
**GIA: 5,110 sq ft**

**Total GIA: 16,491 sq ft**

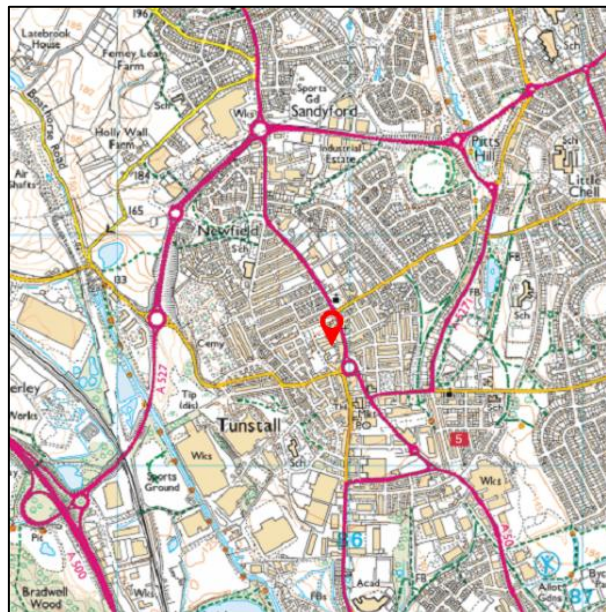
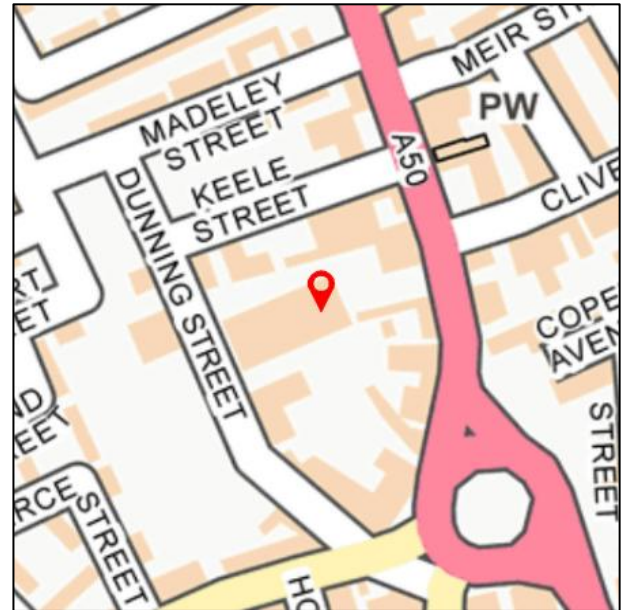
#### ANTI MONEY LAUNDERING REGULATIONS

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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**DUNNING STREET, TUNSTALL**  
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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