

# TO LET

INDUSTRIAL / TRADE COUNTER UNIT

UNIT 6 NORTH STAFFS ENTERPRISE CENTRE, STOKE-ON-TRENT, ST6 4BF



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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# INDUSTRIAL / TRADE COUNTER PREMISES

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## LOCATION

The property is located on North Staffs Enterprise Centre which is located on the junction of Chatterley Road and Reginald Mitchell Way at Chatterley Valley. The property benefits from excellent road links being adjacent to the A500 Dual Carriage way which is 0.8 miles distant. Junction 15 and 16 of the M6 Motorway are 6.9 and 5.6 miles distant respectively.

The upcoming Chatterley Valley development is within close proximity to the subject property being 1.0 mile to the west.

## DESCRIPTION

The property comprises of an end-terraced trade counter / industrial premises, benefiting from a mono-pitched clad roof incorporating sky lights. The property benefits from the following:

- 3m x 4m Surface Roller Shutter Door
- Office, WC and kitchenette
- 4m to underside of haunch
- LED lighting
- Three Phase Electric
- Gas Supply
- Dedicated car parking
- Secure barrier entrance system

ACCOMMODATION	SQ M	SQ FT
Total Gross Internal Area	150.13	1,616

## TENURE

The property is available on a new Internal Repairing and Insuring lease for a term to be agreed. Please contact the agent for further information.

## RENT

£18,600 per annum

## EPC

To be confirmed

## RATING ASSESSMENT

The current rateable value from the April 2023 list is £15,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices are quoted exclusive of VAT which we understand is applicable.

## SERVICES

Mains electric, gas, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

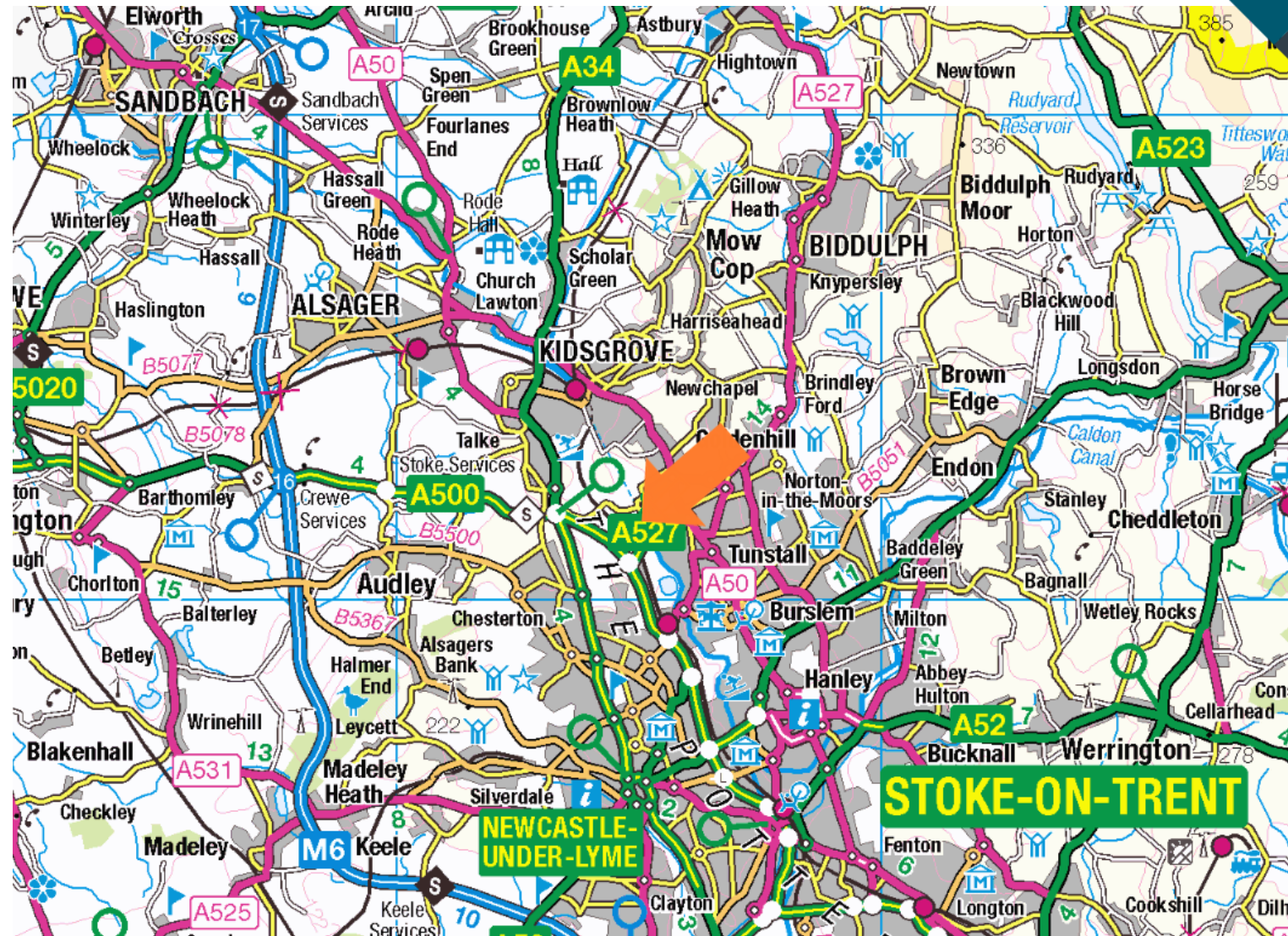
## CONTACT

**Caine Savage**

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**Mounsey Chartered Surveyors,**  
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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.