

TO LET

HAVEN HOUSE FESTIVAL TRADE PARK
CROWN ROAD, STOKE ON TRENT, ST1 5NJ



WAREHOUSE / INDUSTRIAL PREMISES

6,687 sq ft (615 sq m) (Approx. Total Gross Internal Area)

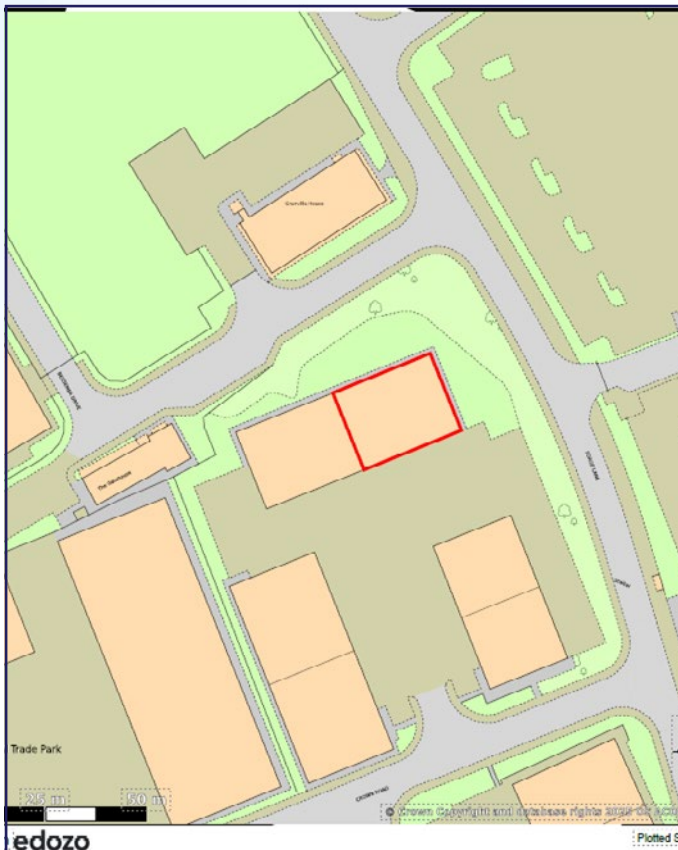
- Electric roller shutter
- Good parking
- 0.4 Miles from A500
- Festival park location
- 7m eaves

LOCATION

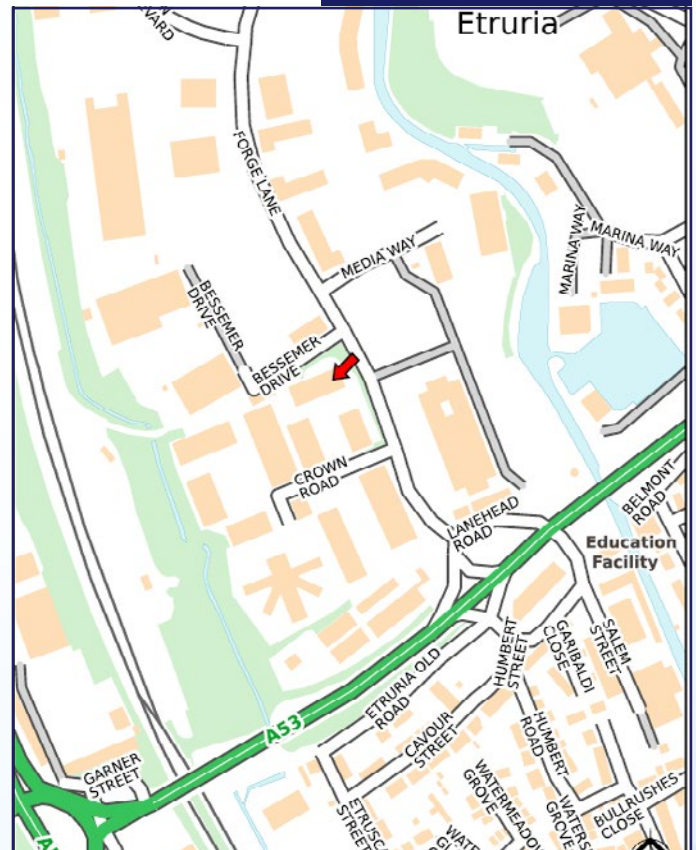
The property is located off Forge Lane which is accessed directly from the A53 that links back to the A500 dual carriageway. The A500 provides direct access to both Junctions 15 and 16 of the M6 Motorway within 7 miles from the property and the A50 dual carriageway towards the East within 5 miles. The trade park has successfully attracted a broad range of occupiers over the years due to its strong road links and modern buildings with surrounding occupiers to include Clifton Bathrooms, Strata Windows, Arco and Rexel.

DESCRIPTION

The property comprises an end terrace steel portal frame unit with brick/profile clad elevations with a pitched roof incorporating roof lights above. Internally, the property benefits from an electric roller shutter, florescent strip lighting, 7m eaves height, two storey offices with a ground floor reception and kitchenette. Externally, the property benefits from having good parking and yard area plus EV charging points.



POSTCODE: ST1 5NJ



ACCOMMODATION

	SQ M	SQ FT
Warehouse	335.60	3,672
Ground Floor	150.39	1,618
Mezzanine	129.95	1,397
TOTAL Approx. Gross Internal Area	615.94	6,687

TENURE

Available on a new lease on terms to be agreed.

PLANNING

Interested parties to make their own enquiries to Stoke Council Planning Department on 01782 234234.

RENT

POA.

BUSINESS RATES

Rateable Value - £51,000.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (67).

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

SERVICES

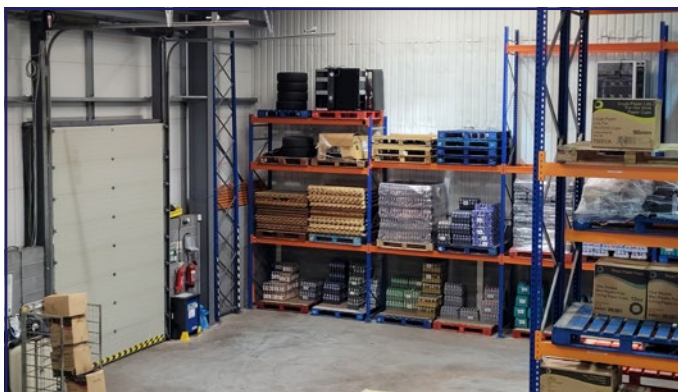
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 03/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

