



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

Unit	Size (sq ft)	Rent (per unit)	Status
A1	2,260	£20,250	Available
A2	2,260	£20,250	Available
A3	2,260	£20,250	Available
A4	2,260	£20,250	Available
B1	1,237	£12,000	Available
B2	1,237	£12,000	Available
B3	1,237	£12,000	Available
B4	1,237	£12,000	Available
B5	1,237	£12,000	Available
B6	1,237	£12,000	Available
B7	1,237	£12,000	Available
B8	1,237	£12,000	Available
C1	1,969	£18,000	Available
C2	1,969	£18,000	Available

SERVICES

Mains water; drainage and 3-phase electricity will be connected. The landlord will supply the electricity at a subsidised rate due to several solar panels being incorporated into the scheme.

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

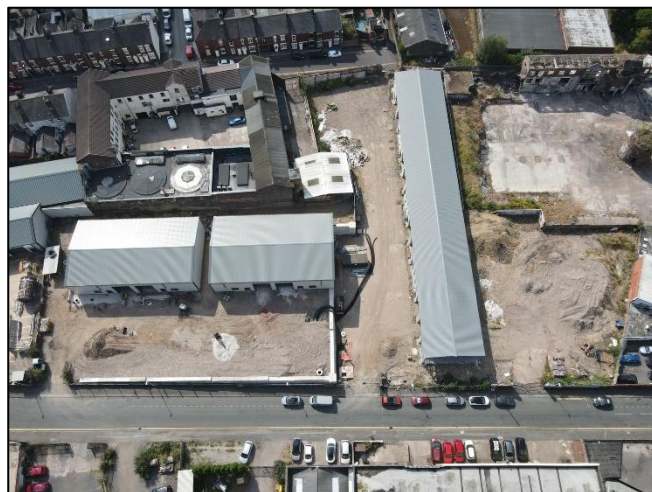
Rateable Values are yet to be assessed

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.

ANTI MONEY LAUNDERING REGULATIONS

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.

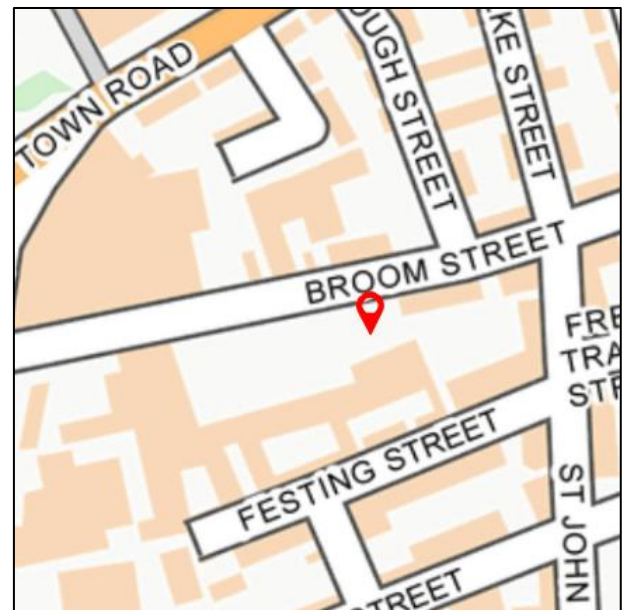
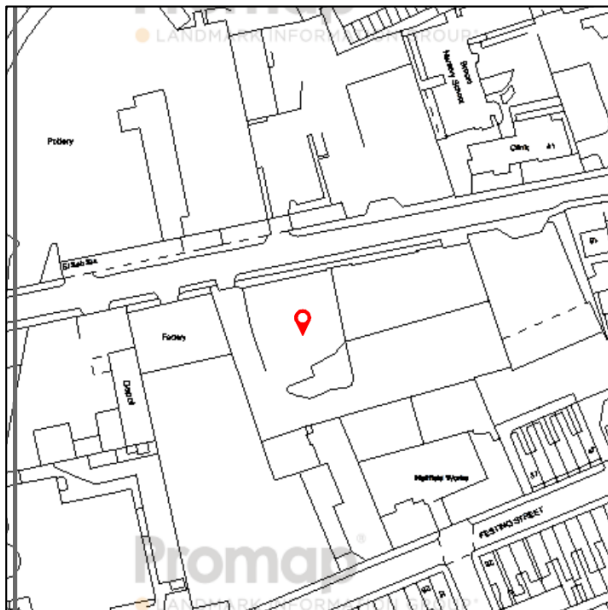


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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