

TO LET / FOR SALE

INDUSTRIAL / WAREHOUSE

NEWSPAPER HOUSE, CHEMICAL LANE, LONGBRIDGE HAYES, STOKE-ON-TRENT, ST6 4QZ



Contact Rob Stevenson & James Craine

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mounseysurveyors.co.uk



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LOCATION

The property is located on Chemical Lane which is an established commercial area, running parallel and offering excellent road links to the A500. In turn the location provides access to Junctions 15 and 16 of the M6 Motorway.

DESCRIPTION

The property comprises an industrial warehouse building and offices with large yard areas. The building is of steel portal frame construction with steel profile clad elevations beneath a clad roof surface. The building is arranged over a single storey following the topography of the site.

The building consists of warehousing distribution facility with multiple roller shutter doors providing access to the warehouse off the yard-facing elevation via dock level loading beneath a canopy. The warehouse has an average height of approximately 4.82 meters and briefly comprises a solid concrete floor surface and strip fluorescent lighting. A staff canteen and WCs are located to the warehouse at the upper level.

There is a large reception/entrance area to the higher level, beyond which is an extensive office content arranged as a combination of open plan and cellular rooms. There are separate male and female WCs within this part of the building.

At the higher tier is a single storey office building with multiple offices.

Externally there is a car park to the upper level with a rising embankment towards the A500 dual carriageway to the western boundary. The remainder of the site provides a surfaced yard area which is securely fenced and gated.

ACCOMMODATION

Warehouse & Offices	1,452 sq m	15,627 sq ft
Canopy	200 sq m	2,154 sq ft
Total Site Area	2.381 acres	0.96 hectares
Total Useable Area	1.46 acres	0.59 hectares

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TENURE

Available to purchase the freehold subject to the existing Lease or on a new Lease on terms to be agreed. The existing Lease is to Smith News Trading Limited who have a 'very low risk' assessment and credit score of 100 (Experian), for a term of 5 years from 15th May 2019 with Tenant option to terminate annually subject to six months prior notice. The passing rent is £78,920 per annum.

RENT / PRICE

Upon Application.

EPC

TBC

RATING ASSESSMENT

According to the Valuation Office Agency, the site holds two assessments of £63,000 and £10,500 relating to the top tier offices. 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 own enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.



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SERVICES

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

CONTACT

Rob Stevenson

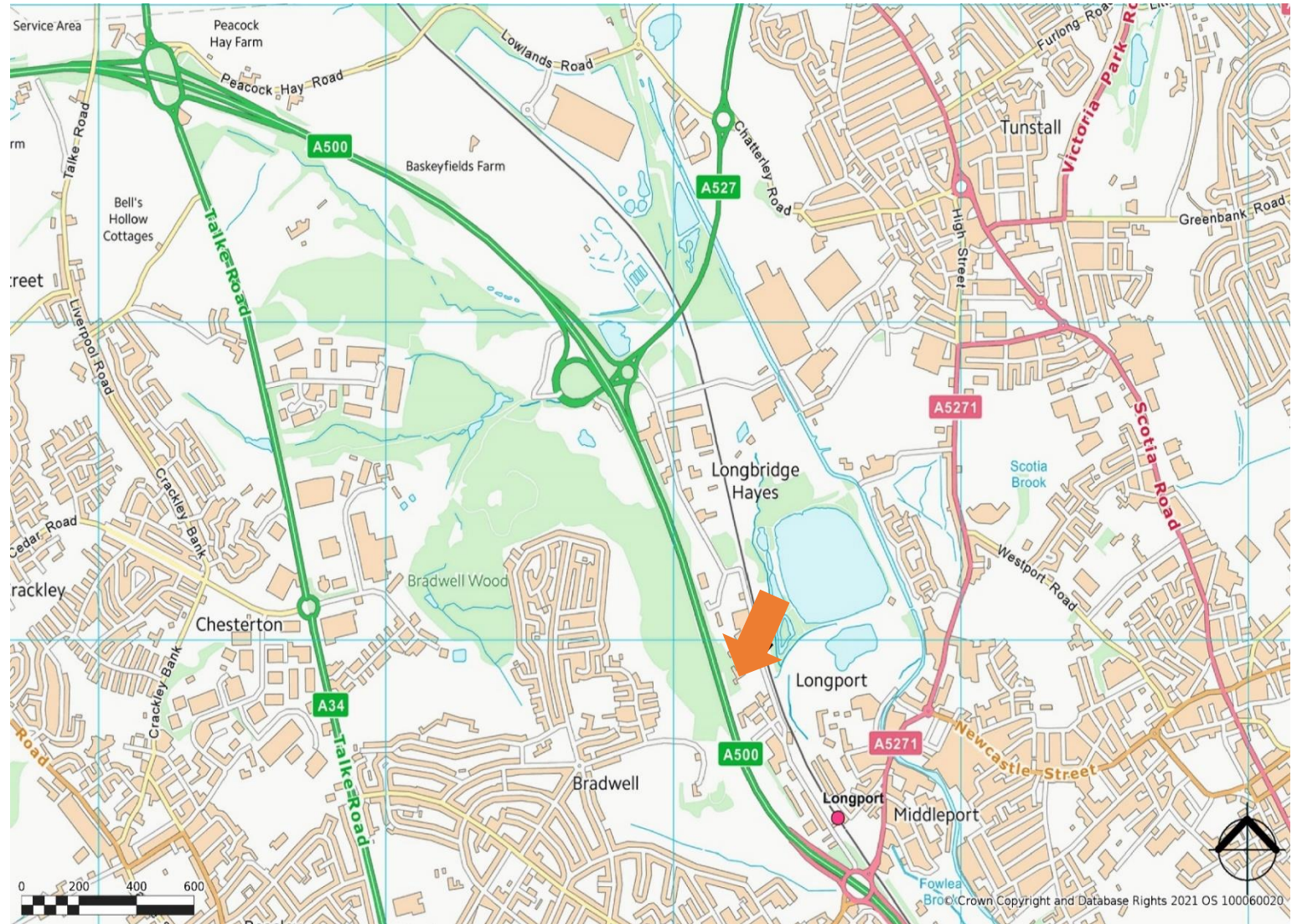
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