

TO LET

UNIT 7 ETRURIA TRADE PARK SHELTON BOULEVARD
FESTIVAL PARK, STOKE ON TRENT, ST1 5GP

harrislamb
PROPERTY CONSULTANCY



NEW TRADE COUNTER / INDUSTRIAL UNIT

3,294 sq ft (306.07 sq m) (Approx. Gross Internal Area)

- 4 Electric Vehicle Charging Bays Onsite
- Established Business Park with access to A500 within approx. 0.8 miles
- Nearby occupiers include Vodafone, Pochin, The Belgium Beer Company, Motohub, DPD and Bet365

LOCATION

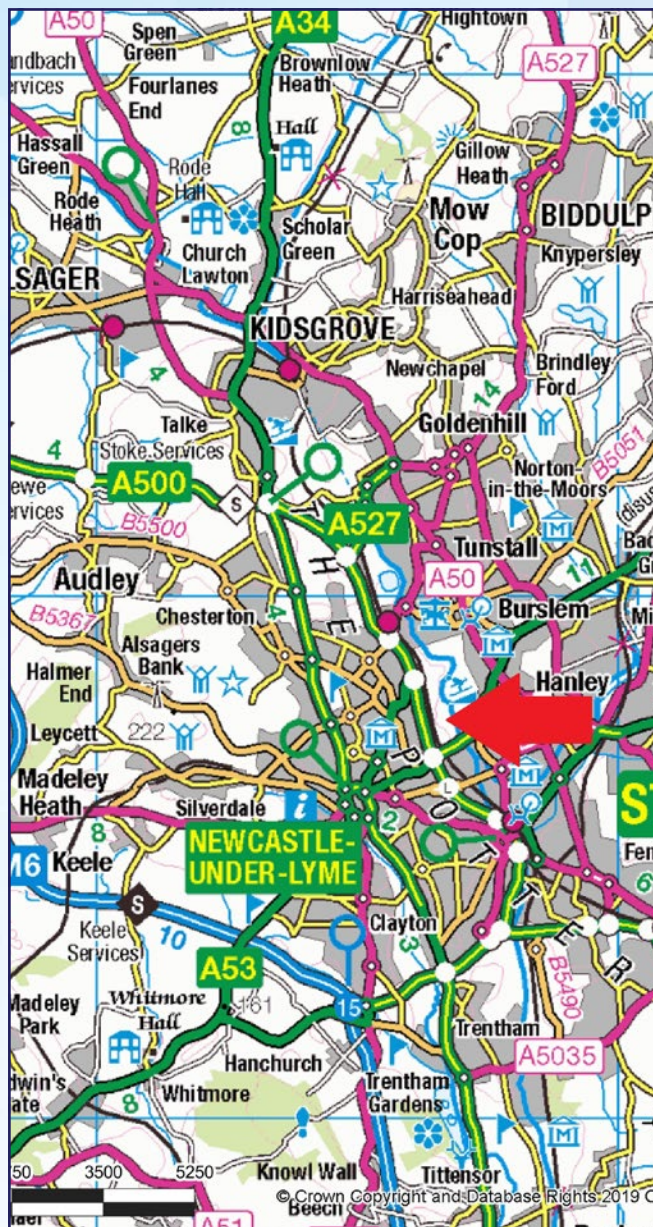
Etruria Trade Park is accessed via Shelton Boulevard on Festival Park, Stoke on Trent. Nearby occupiers include Vodafone, Pochin, The Belgium Beer Company, Motohub, DPD and Bet365.

The location gives good access to the A500 D Road which has been further improved with the opening of the Etruria Valley Link Road providing an access point at the Wolstanton junction. The A500 provides dual carriageway access to the main arterial roads in the area to include the A50 (Stoke to Derby Link) and Junctions 15 (approx. 5 miles) and 16 (approx. 8 miles) of the M6 Motorway.

DESCRIPTION

The scheme provides two terraces of new Trade Counter / Industrial units of steel portal framed construction with profile clad elevations. The premises are constructed to a shell specification with an eaves height of 6m and loading access via an electric roller shutter door.

Externally unit 7 benefits from 4 allocated parking spaces and communal loading areas. There is additional communal parking available on site and four electric vehicle charging bays.



ACCOMMODATION

Gross Internal Area - 3,294 sq ft(306.07 sq m).

TENURE

The unit is available on a full repairing and insuring lease on terms to be agreed.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

The unit has a rateable value of £26,500. Further information is available from the Stoke on Trent City Council.

SERVICES

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

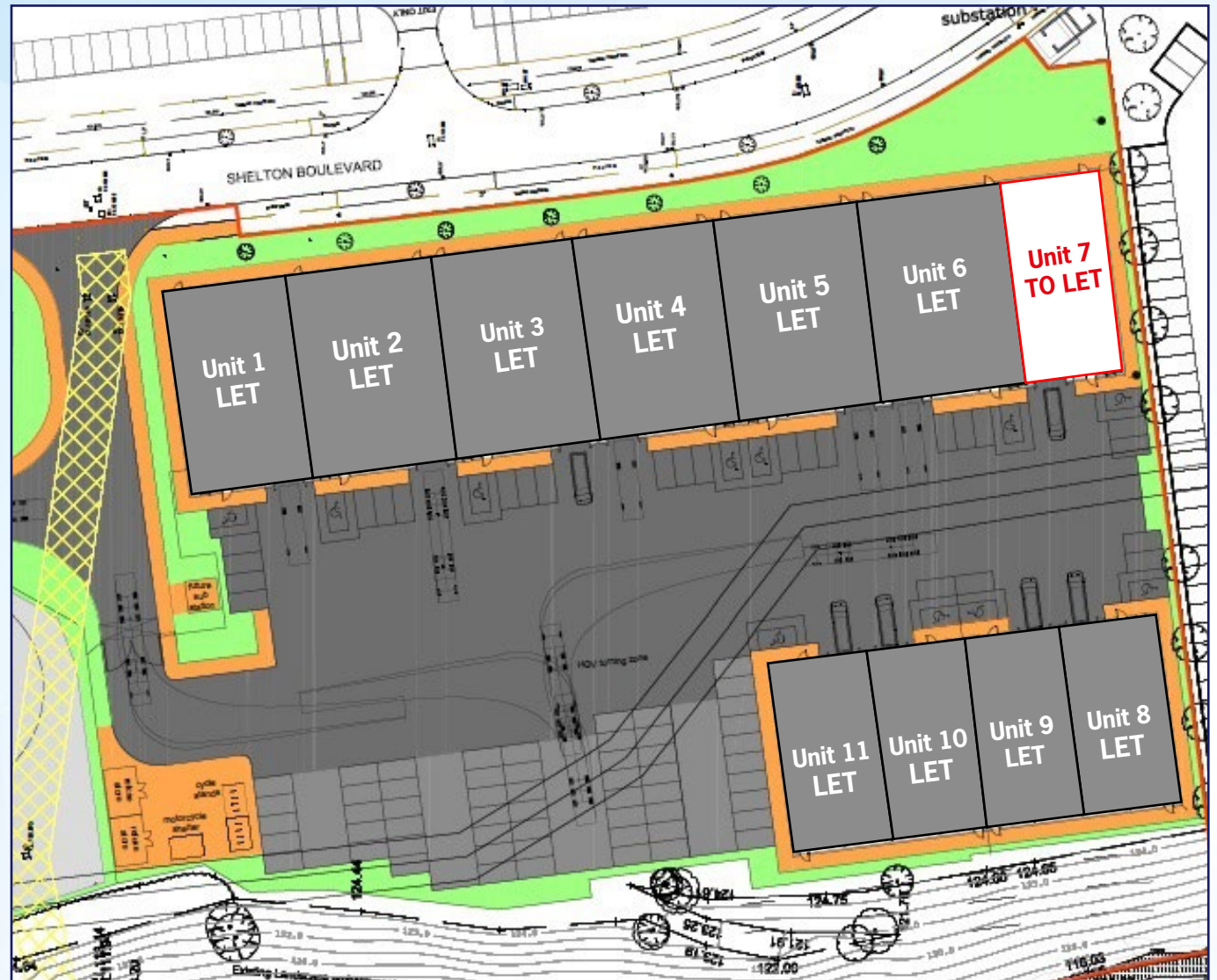
SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas and landscaping of the estate. Further details can be supplied from the letting agents.

ENERGY PERFORMANCE CERTIFICATES

EPC Rating - A (20)

Individual EPC's are available upon request from the agent.



VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

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

LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1141

Date: 06/24

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.

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