

An aerial photograph of an industrial area. A large, rectangular area in the center is outlined in red. This area contains several large, flat-roofed structures, possibly storage units or sheds, and some smaller buildings. To the left of the red-outlined area is a large green field. To the right and top are various industrial buildings, including a large white one with a grid of windows, and numerous parking lots filled with cars and trucks. The overall scene is a busy industrial zone.

TO LET

Secure Storage Yard
In An Established Industrial Location
1.14 Acres (0.46 Hectares)

**Land at Mossfield Road,
Longton, Staffordshire, ST3 5BW**



INDUSTRIAL LAND AT MOSSFIELD ROAD



Mossfield Road, Longton, ST3 5BW



Situated in the established industrial location of Adderley Green, on the fringes of Stoke-on-Trent, is a secured, clear industrial yard. The site is of regular shape and comprises part concrete and part hardcore surface. The property benefits from excellent road network access to the A5272, A50 and M6.

- Large open, regular shaped yard
- Double-gated access and secure palisade perimeter fencing
- Situated in a well-established industrial location
- Part-concrete, part hardcore surface in good condition
- Excellent road network access
- Potentially suitable for secure storage
- 1.14 Acres (0.46 Hectares)



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SECURE INDUSTRIAL STORAGE YARD

Location

The property occupies a prominent location on Mossfield Road, on the eastern fringes of the city of Stoke-on-Trent, Staffordshire. The site is situated in Adderley Green which is a relatively modern industrial estate and is situated adjacent to well established industrial storage and processing facilities. Other occupiers on the estate include IAE and Hanson Ready-mixed Concrete.

The property is situated in a strategic location between Birmingham, Liverpool and Manchester, which means both local and national road network access is very good. The A5272 can be accessed 0.8 miles to the south east, and the A50 is accessed 2 miles to the south west. The M6 motorway can also be accessed via junction 15 which is only 6 miles to the west of the site.

Description

The land was formerly occupied by Tarmac UK Ltd but has been cleared of all batch processing equipment and is available to let.

The site extends to 1.14 acres of industrial land which is secured by steel palisade fencing around its perimeter.

The plot is clear and of regular shape. The site is part concrete surfaced which is in good condition, with the rear half of the site having a crushed hardcore surface.

The land would be ideally suited for secure storage and is available immediately.

Rental Price

£30,000 per annum exclusive.

Accommodation

	Acre	Hectare
Plot	1.14	0.46

Tenure

The site is available by way of a new lease for a term to be agreed.

Business Rates

The current rateable value is £27,250. For rates payable, interested parties should contact the local authority.

Services

We understand there to be mains electricity and water supplied to the site.

The agents do not test any of these connections. Interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

Each party will be responsible for their own legal costs relating to the transaction.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References

References will be required. Any costs incurred will be payable by the applicant, whether they are successful or not.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT).

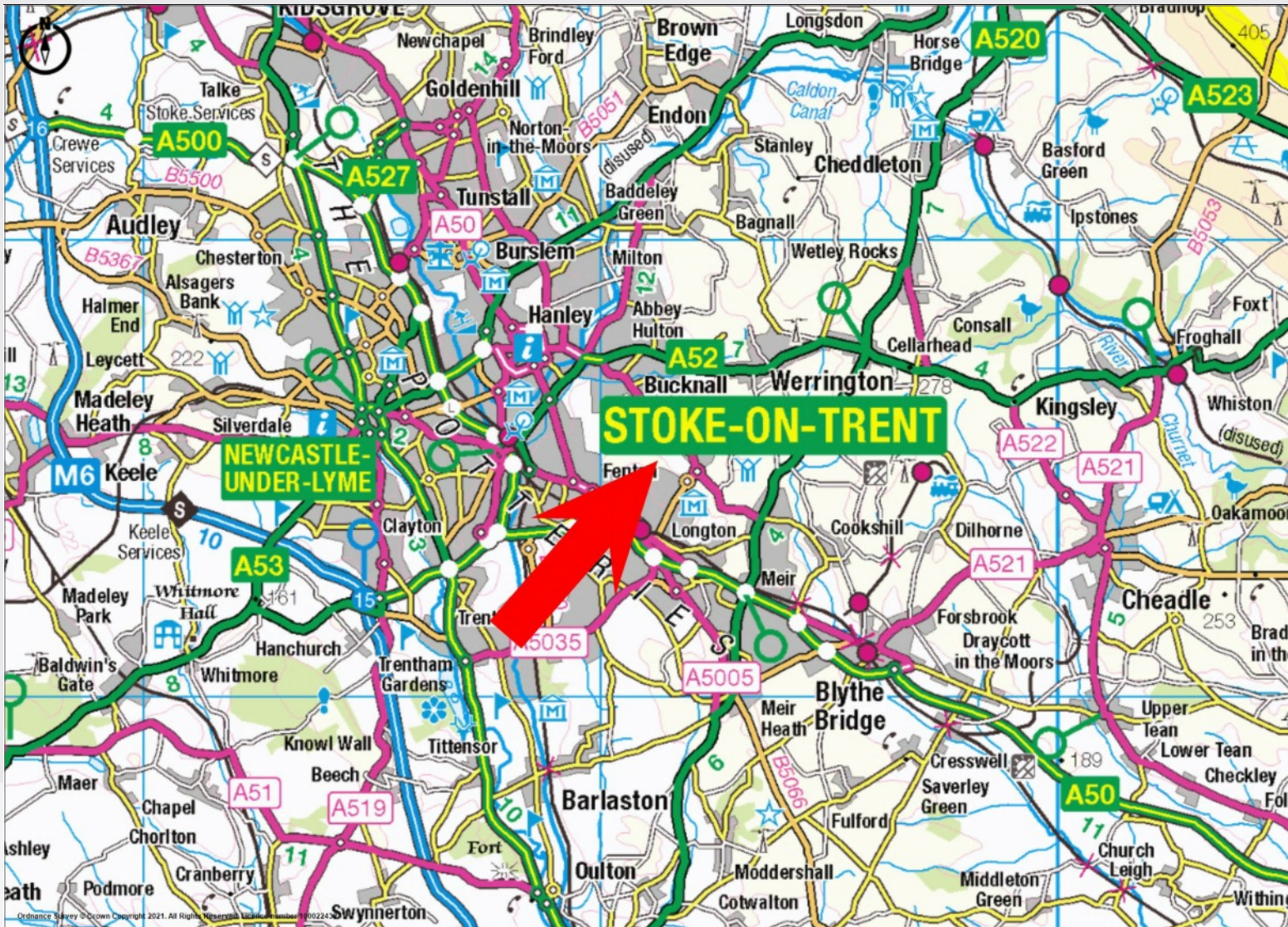
Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the sole agent.





INDUSTRIAL LAND AT MOSSFIELD ROAD



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:150000. Paper Size - A4


 **Approximate Travel Distances**

 **Locations**


- Newcastle-under-Lyme - 7 miles
- Birmingham - 45 miles
- Manchester - 45 miles

Sat Nav Post Code



- ST3 5BW

 **Nearest station**

- Longton Station 1.5 miles

 **Nearest Airport**

- Manchester 41 miles

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Particulars dated September 2021. Photographs dated July 2021.

