

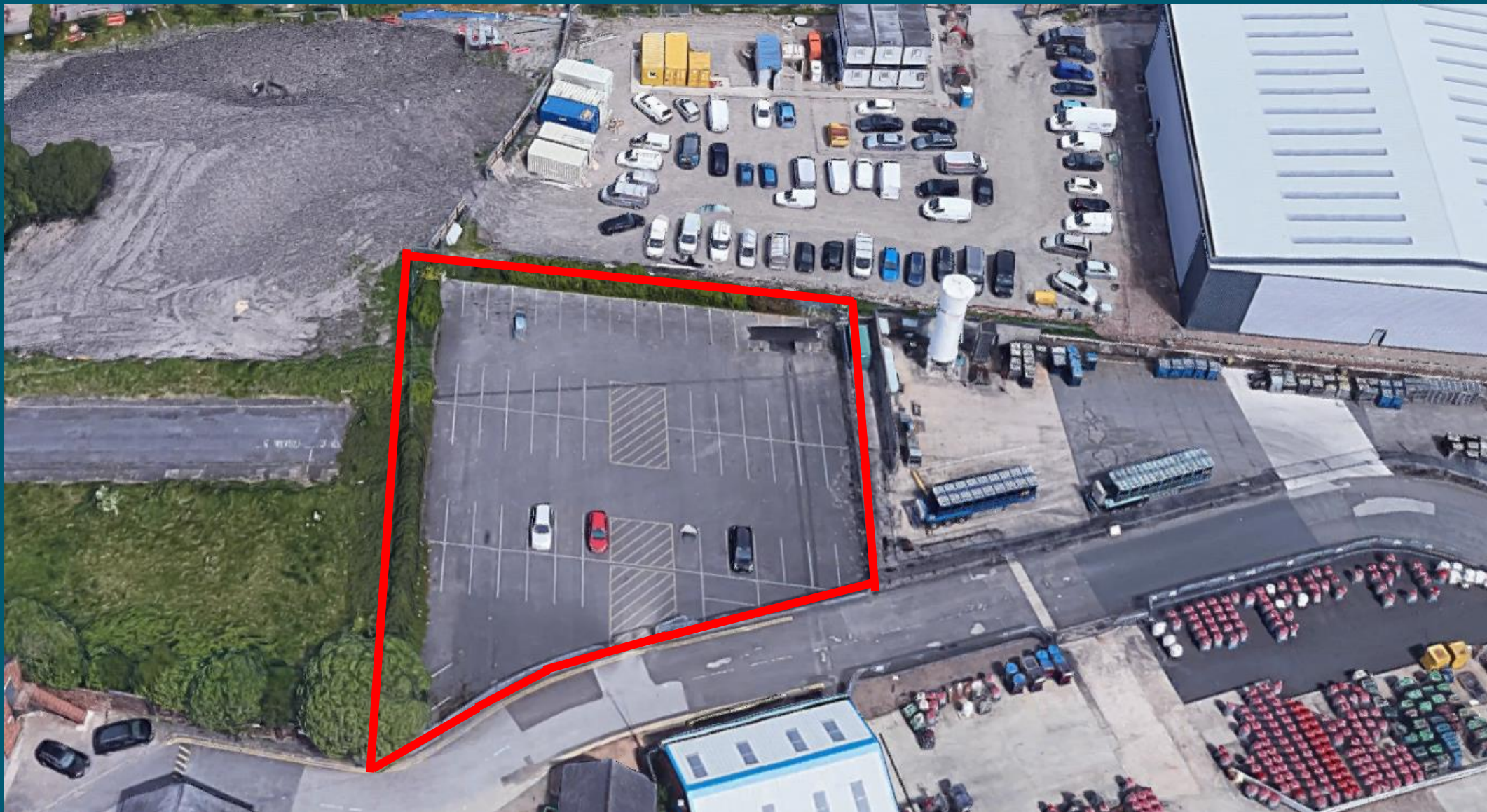
TO LET

FULLY FENCED & SURFACED COMPOUND

COMPOUND AT NEWFIELD INDUSTRIAL ESTATE, TUNSTALL, STOKE-ON-TRENT, ST6 5PD



mounsey
CHARTERED
SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

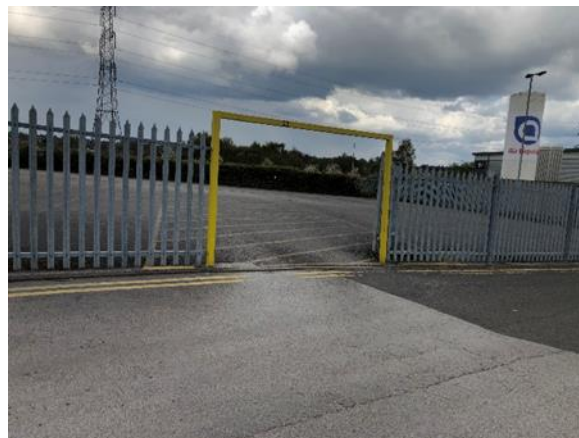
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LOCATION

The compound is situated on the well-established Newfield Industrial Estate which is a mixed-use and well managed estate. Newfield Industrial Estate is located off High Street in Tunstall and benefits from excellent road links being approximately 2 miles distant from the A500 with Junction 16 of the M6 Motorway located approximately 6 miles distant.

Surrounding occupiers include Citywise, ISA and Grenville Engineering.

DESCRIPTION

The site comprises concrete surfaced compound being secured by way of palisade fencing and accessed via a single entrance. We don't believe that the site has any services connected at this moment in time, but these may be made available.

ACCOMMODATION

HECTARES

ACRES

Area	0.21	0.52
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TENURE

The compound is available by way of a new lease on terms to be agreed. Any letting will be excluded from the Landlord & Tenant Act 1954.

RENT

£25,000 per annum (exclusive).

EPC

Not Applicable.

RATING ASSESSMENT

Pending (haven't found this yet). 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 enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

All prices and rent are quoted exclusive of VAT which may be applicable.

SERVICES

We are not aware of any services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs in connection with the Lease.

CONTACT

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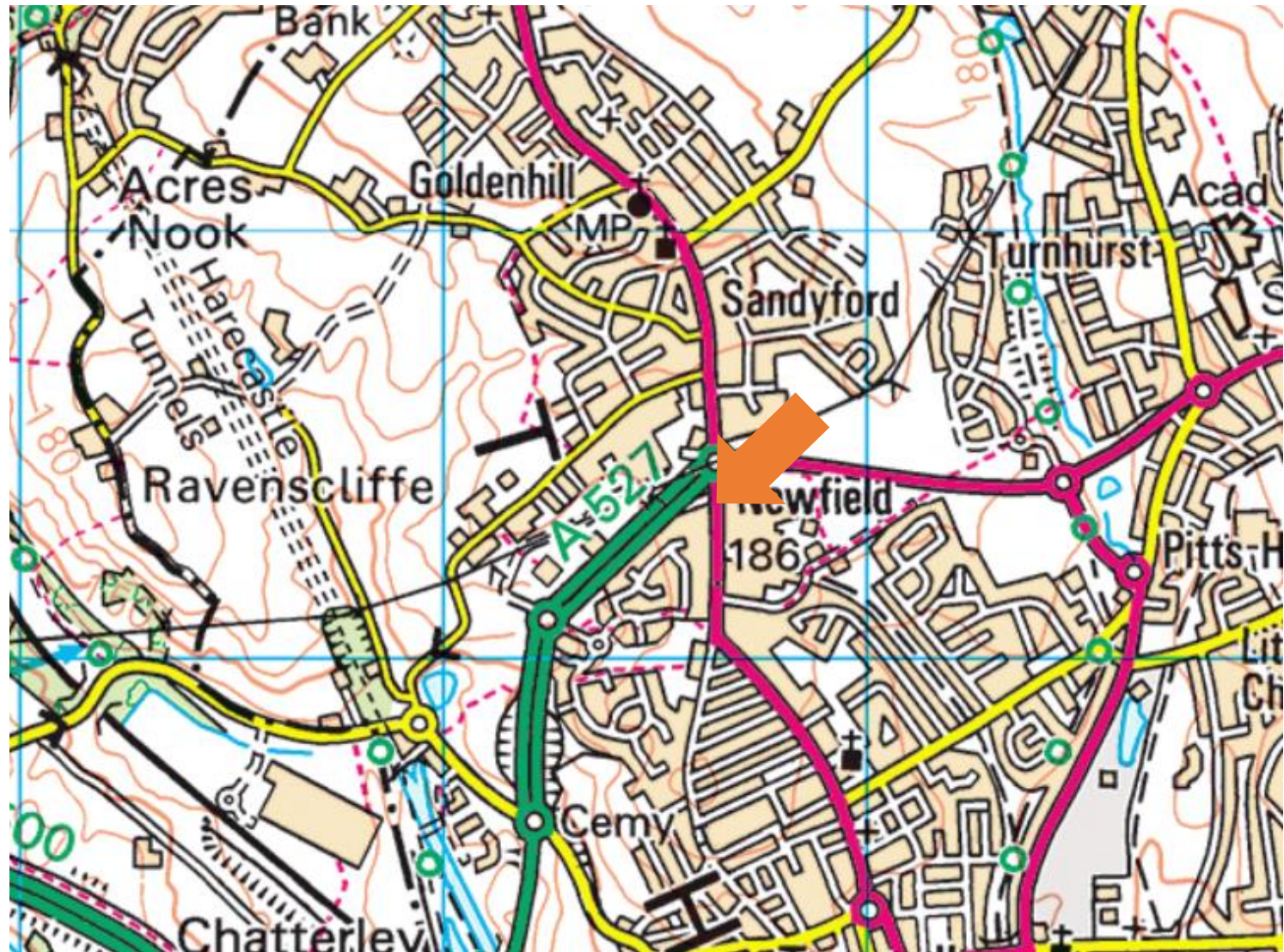
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Mounsey Chartered Surveyors,
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.