

# **FOR SALE**

# Commercial Development Site/ Storage Compound Milburn Road Cobridge Stoke on Trent ST6 2LA



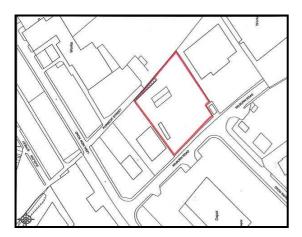
Commercial Development Site/Storage Compound
Approaching 1 Acre (0.95 Acres)
Superb access off Leek New Road (A53)
Secure steel palisade fence surround
Detached office building
Some covered storage and loading bay
Price: £325,000

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# **DESCRIPTION**

A level securely fenced site approaching one acre with secure steel palisade fence surround and gated access.

The site is situated on a small industrial estate of mixed industrial and storage uses suiting heavy industry. Neighbours include demolition contactors, plant hire yard, and commercial vehicle sales and repair. We feel the site would be suitable for plant hire, skip hire, tyre distribution etc.

There is a detached single storey brick built office building providing two offices, reception and ladies and gents w.c's.

# **LOCATION**

The property is located on the Eastern side of Milburn road on a small estate of mixed industrial and storage uses together with the former Focus DIY store approximately one mile to the North of Hanley City Centre.

# **ACCOMMODATION**

Site Area: 0.95 Acres (0.38 Hectares)

### **SERVICES**

All mains services are belived to be available to the site. Prospective purchasers should make their own enquiries of the supply companies in order to confirm this.

# **ASSESSMENT**

Interested parties should make their own enquiries to establish the likely costs of occupation, e.g. rates, utilities etc.

### **PRICE**

£325,000 Subject to Contract

## VAT

V.A.T. will be payable on the purchase price.

# **VIEWING**

By arrangement with Louis Taylor Commercial 01782 260222

Simon Palmer F.N.A.E.A

SP/CK/2008-05-08/147144

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