TO LET

ON BEHALF OF A PRIVATE INVESTOR

Units A3 & A4
Trentham Trade Park
Stanley Matthews Way
Trentham Lakes South
Stoke on Trent. ST4 8GA

TWO BRAND NEW INTER COMMUNICATING
WAREHOUSE/WORKSHOP UNITS,
AVAILABLE INDIVIDUALLY OR AS ONE
EACH G.I.A. 2,037 SQ. FT. / 189 SQ. MS.
HIGH BAY LIGHTING INSTALLED
RENT £23,000 p.a. or £11,500 p.a. each
DESCRIPTION

Two recently completed warehouse units available to rent either individually or as one, thanks to provision of a "knock through" panel between units. Please note that high bay lighting has been installed in both units and the landlord would install an office, toilet and indeed mezzanine floor if required, subject to satisfactory further negotiations. Roller shutter door - 12'5" wide, 11'5" high.

SERVICES

Mains water, gas, electricity - including 3 phase and drainage are connected to each unit.

BT connection installed.

TENURE

Leasehold – units available to rent either individually or as one as a result of the “knock through” panel, for a period of years upon terms to be negotiated.

RENT

£ 23,000 per annum or £ 11,500 per annum each.

COSTS

The ingoing tenant to be responsible for the Landlord’s reasonable legal costs incurred.

VAT

Will be charged upon the rent.

VIEWING

By arrangement with Louis Taylor Commercial 01782 260222
David G Heywood FRICS
DGH/WW/2008-04-15/147064

LOCATION

Trentham Trade Park forms part of the successful new development at Trentham Lakes South which comprises trade park units, offices and studios with a Neighbourhood Centre and Supermarket to be developed shortly. Regular bus routes will be noted on Stanley Matthews Way and there are excellent road links throughout a wide geographical area thanks to the direct access onto the A50 trunk road serving the A500 and M6 to the west and leading to the M1 in the East Midlands to the east.

ACCOMMODATION

Each unit measures 58'6" deep x 34'9" wide

Height to underside eaves 15' 2".

G.I.A. 2,037 sq. ft. / 189 sq. ms. each

Ample parking in front of each unit