

TO LET

UNIT B, PHOENIX PARK

PHOENIX WAY, STOKE-ON-TRENT, ST3 2JD



INDUSTRIAL / TRADE COUNTER WAREHOUSE

3,811 sq ft (354 sq m) (Approx. Total Gross Internal Area)

- Undergoing refurbishment
- Good size yard
- Adjacent to the Phoenix Retail Park
- Visible from the A50

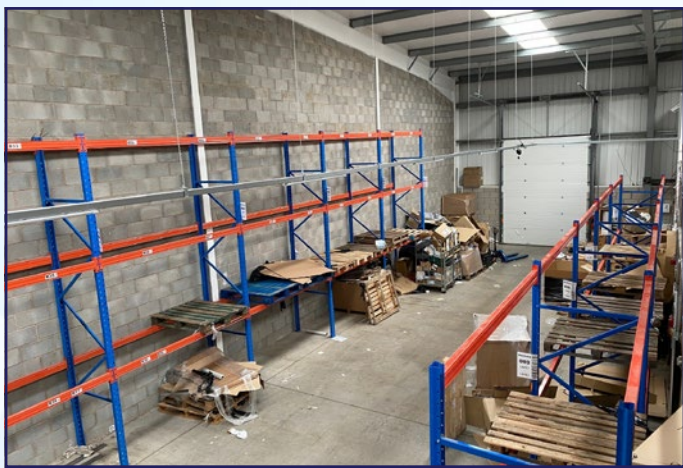
LOCATION

Phoenix Way occupies a highly visible site overlooking the A50 immediately to the west of Longton town centre. There is a Tesco Extra supermarket directly to the east of the site, together with retail stores occupied by Currys, TK Maxx, Pets at Home, Smths Toys, and Shoezone. The property is located 4 miles approx. 8min drive to the M6 Junction 15.

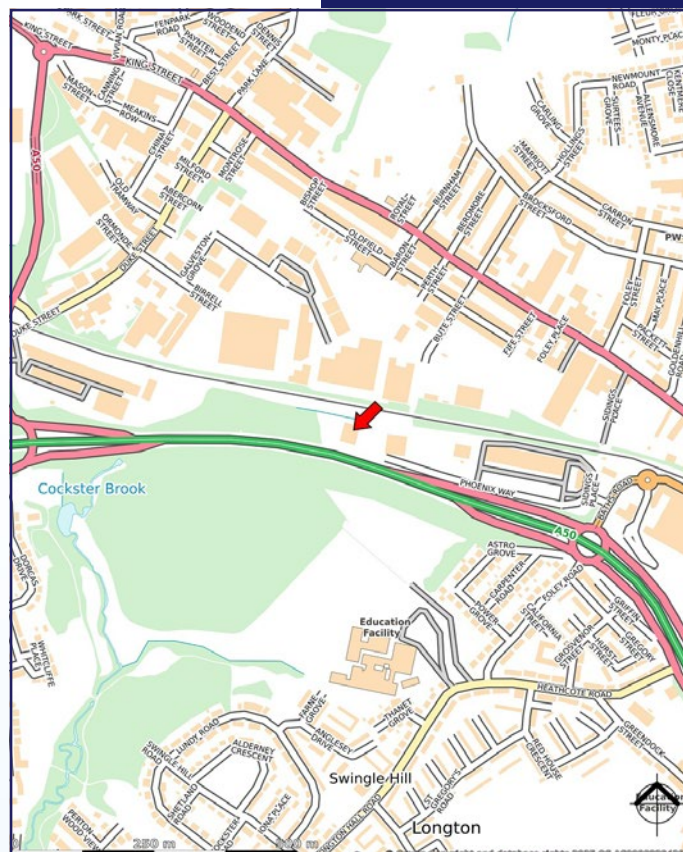
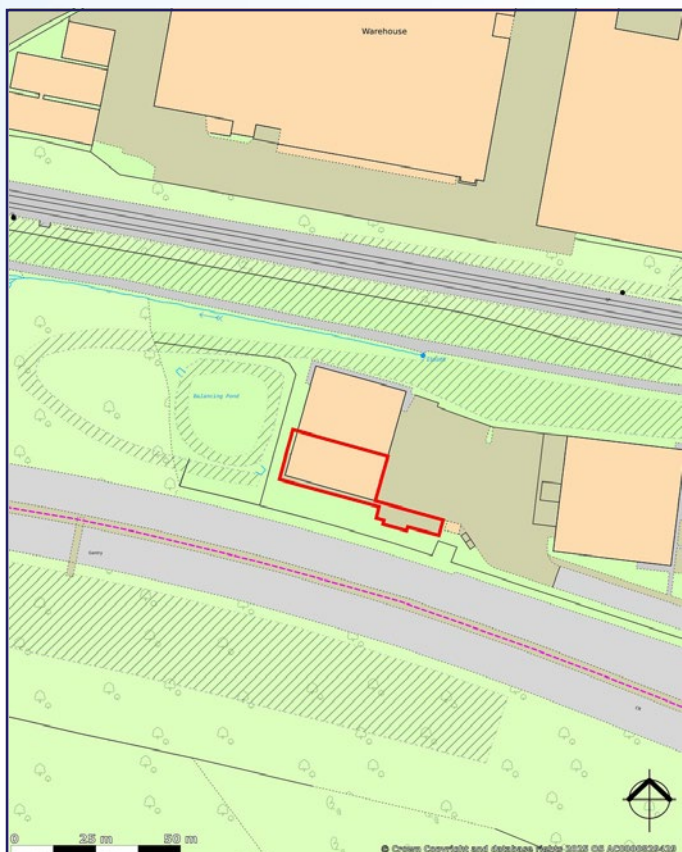
DESCRIPTION

The property comprises a modern semi detailed warehouse / trade counter unit with the following specification :-

- Steel portal frame construction
- Profile clade elevations and roof which incorporates roof lights
- Eaves height 6.6m
- Loading door in front elevation
- Car parking and loading area to the front



POSTCODE: ST3 2JD



ACCOMMODATION

3,811 sq ft (354 sq m) Approx Gross Internal Area.

TENURE

The property is available on a new lease.

PLANNING

Interested parties to make their own enquiries to Stoke on Trent City Council Planning Department.

RENT

POA.

BUSINESS RATES

Rateable Value - £ £35,750 (2026 listing).

Occupies should enquire with Stoke on Trent City Council.

EPC

EPC Rating – B (45)

SERVICES

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



LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

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 / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 01/26

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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