

TO LET

**UNITS 10 & 11 GALVESTON GROVE,
OLDFIELDS BUSINESS PARK, STOKE-ON-TRENT, ST4 3PE**



INDUSTRIAL / WAREHOUSE PREMISES

7,108 sq ft (660.35 sq m) (Approx. Total Gross Internal Area)

- Two Electric Roller Shutter Doors
- 3 Phase Power Supply
- LED Lighting
- Concrete Floor
- Office Accommodation

LOCATION

The property is situated off Galveston Grove on Oldfields Business Park within close proximity to the A50 and A500 dual carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 10 miles distant respectively, whilst Stoke-on-Trent Railway Station is approximately 2 miles distant. The property is situated on a modern business park accessed by way of a shared gated entrance point.

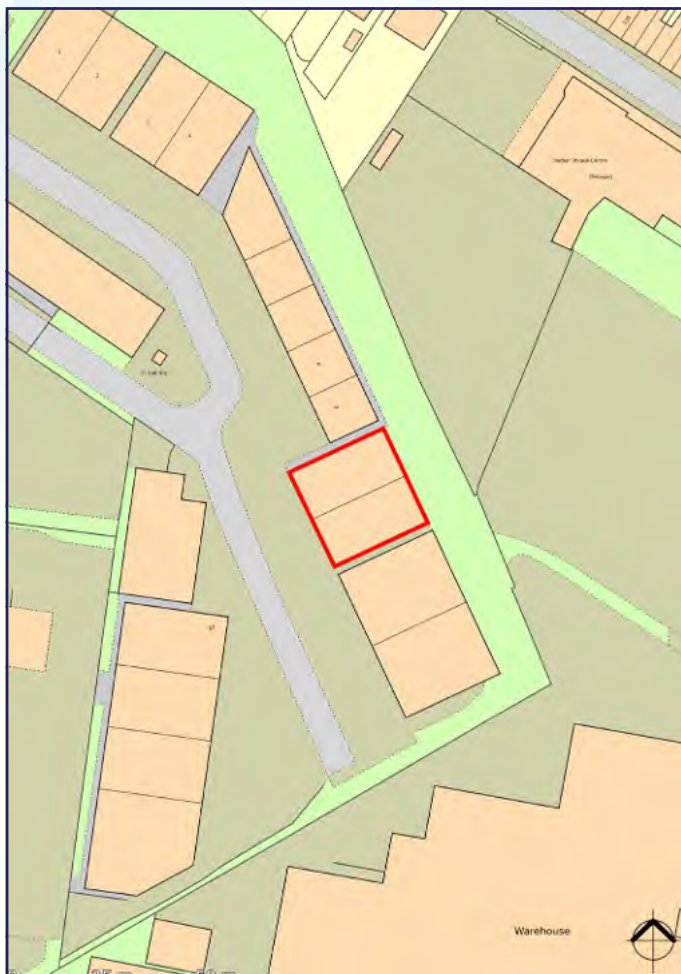
DESCRIPTION

The property comprises a detached industrial / warehouse premises of steel portal frame construction with part block and part clad elevations with a profile clad roof incorporating skylights.

The unit briefly benefits from the following specification:

- Two Electric Surface Roller Shutter Doors
- Eaves Height of 5.30 Meters
- 3 Phase Power Supply
- LED Lighting
- Concrete Floor
- Ground and First Floor Office Accommodation
- Staff Welfare Facilities

Externally the property benefits from a loading area with marked spaces for 10 vehicles.



POSTCODE: ST4 3PE



ACCOMMODATION

	SQ M	SQ FT
Warehouse	597.25	6,429
First Floor Office	63.08	679
TOTAL Approx. Gross Internal Area	660.35	7,108

TENURE

A new full repairing and insuring lease is available.

PLANNING

Interested parties to make their own enquiries to Stoke-on-Trent Council Planning Department 01782 234 234.

PRICE

POA.

BUSINESS RATES

Rateable Value - £48,250

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (67)

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: ST1315 Date: 05/26

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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