

TO LET

UNITS 1-6 DAIN STREET, FURLONG LN
BURSLEM, STOKE-ON-TRENT ST6 3LN



INDUSTRIAL / WAREHOUSE PREMISES

1,612 - 4,836 sq ft (149.75 - 449.27 sq m)

(Approx. Total Gross Internal Area)

- Established Industrial Estate
- Within 1 Mile Of A500
- Parking & Yard Area
- Ground Level Shutter Door Access,

LOCATION

The property is located within the town of Burslem, the property is accessed from Newcastle Street that links Newport Lane. The A500 dual carriageway is located approximately 1 mile from the property, with Junction 16 of the M6 motorway is 6.8 miles to the North of the property and Junction 15 being 7.1 miles to the South.



DESCRIPTION

The units are six individual that are connected via a doorway, which provide warehouse/workshop premises of portal frame construction with brick elevations under a profile clad roof. Internally, the units have concrete floors, LED lighting and loading access via roller shutter doors. The unit has a eaves height of 4.4m. The units have office accommodation, kitchen areas and WCs. Externally, they each have a car parking to the front.



POSTCODE: ST6 3LN



ACCOMMODATION

	SQ M	SQ FT
Unit 1	149.75	1,612
Unit 2	149.75	1,612
Unit 3	149.75	1,612
TOTAL Approx. Gross Internal Area	449.27	4,836

TENURE

A new full repairing and insuring lease is available.

PRICE

POA.

PLANNING

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

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.

BUSINESS RATES

Rateable Value - £22,000 (2026 Listing).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (73)

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

Mike Burr

mike.burr@harrislamb.com

07827 342 460

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1304 Date: 02/26

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