



## Investment Campbell Industrial Estate

Campbell Road, Stoke-on-Trent, ST4 4DX

23960.00 sq ft



Asking Price £975,000



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## Description & Accommodation

The investment comprise 7 industrial units within a parade of brick construction under a mixture of pitch and flat roofs. There is car parking and loading and unloading to the front as well as a yard area to the rear where loading and unloading can also take place. The industrial estate comprises a total of 23,960 sq.ft (2,225.88 sq.m) and the individual unit sizes can be seen in the schedule.

Unit 1- 5,750 sq ft

Unit 2 - 2,600 sq ft

Unit 3 - 4,600 sq ft

Unit 4a - 1,400 sq ft

Unit 4b - 1,853 sq ft

Unit - 5 - 3,850 sq ft

Units 6/7 - 3,907 sq ft

## Location

The property is located on Campbell Road in Stoke on Trent and close to the junction of the A500 and A50. The A500 is a major dual carriageway that links junction 15 and 16 of the M6 Motorway. The A500 also runs through the heart of the North Staffordshire conurbation. The A50 is a major east-west route across the country linking the M6 Motorway with the M1 Motorway at junction 24a and links into the East Midlands.

Stoke on Trent is a major city with a population of some 391,927 as at 2023 and is mid-way between Manchester and Birmingham. Stoke is also on the main west coast railway line with Stoke station under a 2 miles drive from the property.

The property is in a mainly commercial area although there are houses opposite. Other major companies close by include Dunham warehouse, Marks and Spencers warehouse, Bookers, Michelin Tyres etc. There is also an office village with a number of major companies located within the offices including Towergate insurance, Water Plus, Ticketmaster etc.

## Tenure

Freehold Investment For Sale

Multi let industrial premises consisting of the following;

Unit 1 - 5 year Lease from 27/12/2024 - Stepped Rent - Year 1 - £18,000 pa Years 2 & 3 £19,000 pa, Years 3 & 5 £20,000 pa

Unit 2 - 3 Year Lease from 25/03/2024 - Rent £10,500 pa

Unit 3 - 3 Year Lease from 01/09/2022 - Rent £17,000 pa

Unit 4a - 2 Year Lease from 23/11/2023 - Rent £5,350 pa

Unit 4b - 3 Year Lease from 01/09/2022 - Rent £8,500 pa

Unit 5 - 5 Year Lease from 24/04/2023 - Rent £15,000 pa

Unit 6 & 7 - 1 Year Rolling term from 25/12/2012 - Rent £14,750 pa

## Price

Offers around £975,000 for this investment subject to the tenancies.

## Services

All main services are connected

## EPC

Copies of the respective EPC's are available upon request.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Joint Agent - Lowe & Elliott Lowe & Elliott Chartered Surveyors, Windsor House, 5a King Street, Newcastle under Lyme, Staffordshire, ST5 1EH

T: 01782 622621

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



