



**Former Industrial Electronics Limited
Marlborough Road**

Longton, Stoke-on-Trent, ST3 1EJ

Asking Price £325,000

2471.00 sq ft



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Description

A well maintained two storey detached office building with workshop/warehouse area and private car park. The property benefits from a secure reception area, alarm system, double glazing, gas central heating with new boiler in last 12 months and 3phase electric supply.

Location

The property is situated on the corner of Marlborough Road and Rutland Road within approximately 600m of Longton Town Centre in the City of Stoke-on-Trent. Marlborough Road can be accessed from King Street, the A5007, and Drayton Road which then becomes Marlborough Road. There is access from Longton Town Centre onto A50 dual carriageway at Trentham Road interchange and Foley Road interchange, which links to the A500 connecting J15 and J16 of the M6 Motorway.

Accommodation

Ground Floor

Reception / Waiting Area : 122 sq ft (11.37 sq m)

Warehouse / Workshop Area : 430 sq ft (39.93 sq m)

Main Office : 458 sq ft (42.51 sq m)

Office 1 : 118 sq ft (10.95 sq m)

Office 2 : 118 sq ft (10.96 sq m)

Store Room & electric cupboard : 54 sq ft (5.01 sq m)

Kitchen Area : 60 sq ft (5.53 sq m)

Disabled toilet

First Floor

Room 3 : 120 sq ft (11.14 sq m)

Room 4 : 120 sq ft (11.17 sq m)

Room 5 : 125 sq ft (11.62 sq m)

Room 6 : 124 sq ft (11.50 sq m)

Room 7 : 126 sq ft (11.68 sq m)

Room 8 : 117 sq ft (10.89 sq m)

Room 9 : 156 sq ft (14.79 sq m)

Kitchen : 188 sq ft (17.48 sq m)

Store Room : 35 sq ft (3.24 sq m)

Male & Female Toilets

Total : 2,471 sq ft (229.77 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2025/26 is £22,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession.

EPC

Energy Performance Certificate number and rating is 70 C

VAT

VAT is to be confirmed.

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



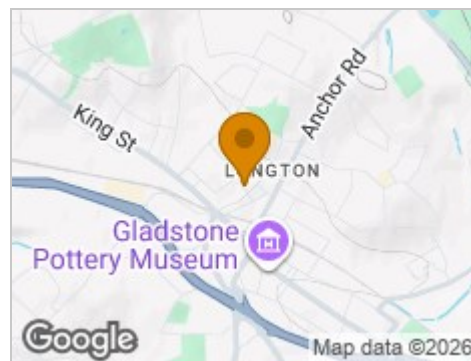
Road Map



Hybrid Map



Terrain Map



Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ

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