

Warehouse/Manufacturing Space Whittle Road
Meir Park, ST3 7TU
£60,000 Per Annum

11253.00 sq ft

Warehouse/Manufacturing Space Whittle Road

Meir Park, ST3 7TU

Description

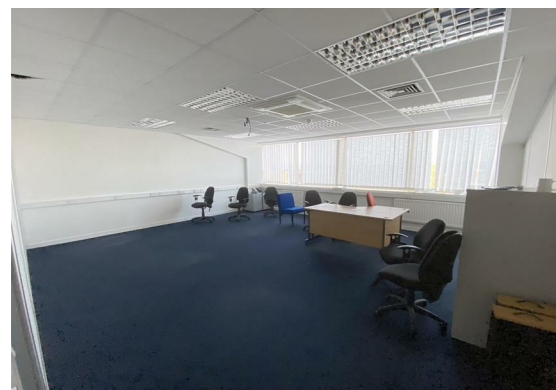
Modern lofty warehouse and manufacturing space within a highly prominent building at Meir Park in Stoke-on-Trent with easy access onto the A50 which provides excellent road links to the A500, M6 and M1 Motorways. Access to the accommodation is via a covered loading area to the rear. This provides added security as there are two roller shutter door entry points into the property. Additional benefits include flexible IRI leases, on site parking and a generous eaves height of 6.8 m.

In addition, there is the option of taking office accommodation at the front which overlooks Meir Park retail park. There are two floors available providing a range of offices from 2,140 Sq ft to 4,280 Sq ft.

Location

The property is located on Whittle Road immediately opposite Tesco supermarket and B&Q Superstore. Meir Park is a mixed business and retail park on the eastern outskirts of Stoke-on-Trent enjoying immediate access to the A50 dual carriageway which links the M6 at Stoke-on-Trent to the M1 at Junction 24A.





Accommodation

Warehouse/Manufacturing Area

Min area: 11,253 Sqft (1045.4 Sq m)

Max area: 15,000 Sqft (1393.5 Sq m)

Offices (Optional)

Ground Floor: 2,140 Sqft (198.8 Sqm)

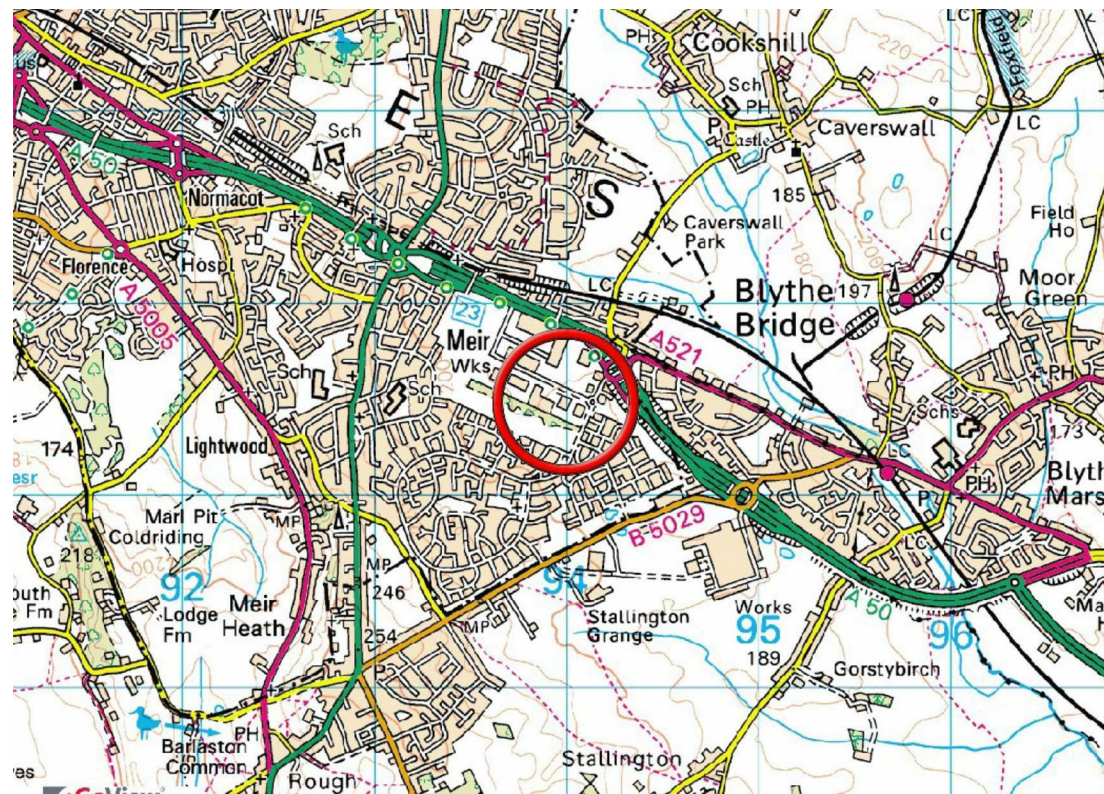
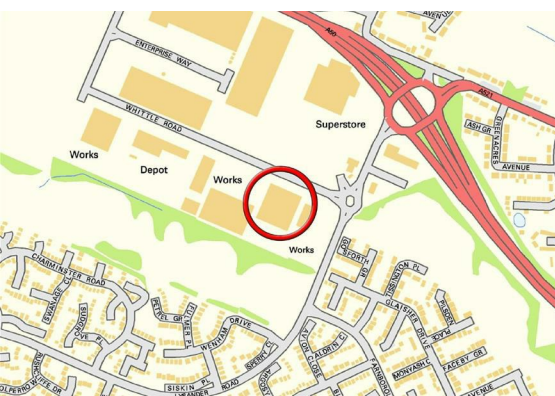
First Floor: 2,140 Sqft (198.8 Sqm)

Eaves Height 6.8m

* Please contact the agent to discuss your requirement in detail. Viewing highly recommended.

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 building is rated as a whole. Our client will recharge the ingoing tenant based upon the floor area taken using the rate per square foot noted in the Rating listing.

Services

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

Tenure

A new lease for a preferred term of 3 years or more although shorter terms and/or Tenant break options will be considered.

11,253 Sq ft = £60,000 per annum plus VAT

Please contact Butters John Bee for the quoting rent on larger areas either including or excluding the offices.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

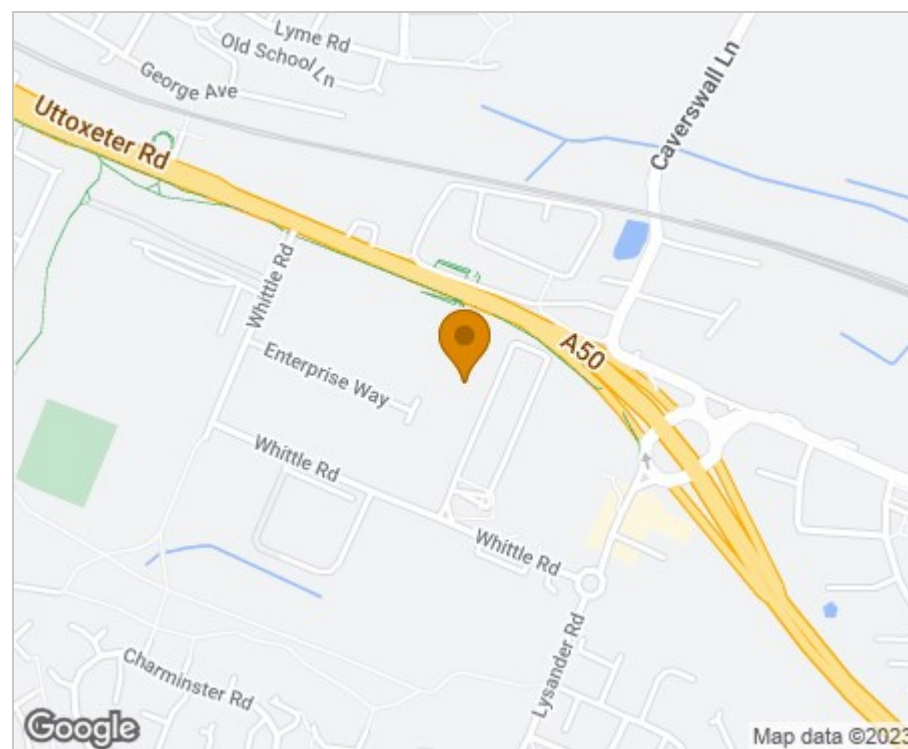
Legal Costs

Each party to pay their own legal costs in connection with the Lease.

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

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com