



# **FOR SALE**

## **INDUSTRIAL / WAREHOUSE UNIT**

**ANCHOR ROAD  
LONGTON  
STOKE ON TRENT  
ST3 1NF**



**37,514 sq ft (3,485.16 sq m)**

Approx. Gross Internal Area

- Secure yard area and parking
- Site area of 1.33 Acres (0.54 hectares)
- 0.3 mile to A50 dual carriageway
- Due to business relocation



## LOCATION

The premises are located on Anchor Road within Longton in Stoke-on-Trent.

The site is approximately 0.3 miles from A50 dual carriageway which connects Stoke and Derby. The A50 also provides access directly to the A500 approximately 3 miles to the west. The A500 runs between Stoke and Crewe, linking Junctions 15 and 16 of the M6 motorway.

The site is situated close to the recently developed Pheonix Park with occupiers such as McDonalds, PC World, TK Maxx and nearby Tesco Supermarket.

## DESCRIPTION

The unit comprises a warehouse of portal frame construction with brick and clad elevations under a profile clad roof. The unit was previously used as a trade counter/showroom and benefits from the following specification:

- Eaves height of 5.7m
- Three ground level roller shutter doors
- Concrete floor
- Two storey office accommodation
- Fitted trade counter/showroom
- Designated parking
- Secure palisade fenced yard and parking

## ACCOMODATION

| Description                     | Sq M         | Sq Ft         |
|---------------------------------|--------------|---------------|
| Ground Floor - Warehouse        | 2846         | 30,633        |
| Ground and First Floor - Office | 639          | 6,881         |
| Trade Counter/Showroom          | 311          | 3,350         |
| <b>Total GIA</b>                | <b>3,485</b> | <b>37,514</b> |

The site extends to 1.33 acres (0.54 hectares)

## TENURE

The property is available to purchase on a freehold basis.

## PRICE

On application

## EPC

EPC rating – C (64)



## BUSINESS RATES

The property has a current rateable value of £94,500 (2017 listing).

## PLANNING

We understand the unit has a B8 consent.

The site may be suitable for re-development subject to the purchaser obtaining the necessary planning consent.

## LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## VIEWING:

Strictly via joint agents:

**Harris Lamb**  
**3 Lakeside**  
**Festival Park**  
**Stoke-on-Trent**  
**ST1 5RY**

**Tel: 01782 272 555 Fax: 01782 272 511**  
**Contact: Becky Thomas**  
**Email: [becky.thomas@harrislamb.com](mailto:becky.thomas@harrislamb.com)**

Or

**Cushman & Wakefield**  
**Edward Kennerley - 0121 697 7302**

**Ref: ST1047 / February 2017**  
**Subject to Contract**







