



### 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

www.harrislamb.com 01782 272555

COMMERCIAL & INDUSTRIAL AGENCY VALUATION MANAGEMENT INVESTMENT PROJECT MANAGEMENT BUILDING SURVEYING LANDLORD & TENANT RATING RESIDENTIAL LAND & DEVELOPMENT PLANNING



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#### 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 -	2846	30,633
Warehouse		
Ground and	639	6,881
First Floor -		
Office		
Trade Counter/	311	3,350
Showroom		
Total GIA	3,485	37,514

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)

#### 3 Lakeside

Festival Park Stoke-on-Trent ST1 5RY T 01782 272555 F 01782 272511

#### Einfo@hamslamb.com www.harrislamb.com

Aso at Worcester 01905 22666 and Birmingham 0121 455 9455



#### **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:<u>becky.thomas@harrislamb.com</u>

Or

Wall rentals and prices are guoted exclusive of WIT. W Harris Lamb is the trading name of Harris Lamb Limited.

Cushman & Wakefield Edward Kennerley - 0121 697 7302

Ref: ST1047 / February 2017 Subject to Contract

Harris Lamb Limited Conditions under which Pardoslar's are issued

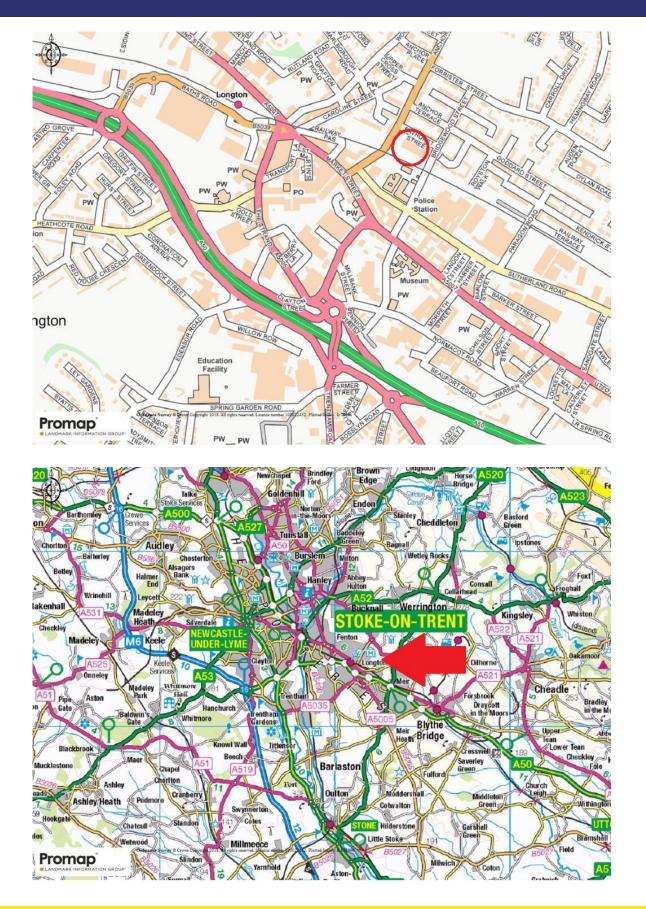
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