

Richardson

The Sylvan Centre Normacot Road
Stoke-on-trent ST3 1PW

TO LET From £6,500 pax.



- Workshop/Storage/Units
- 1,452 Sq Ft – 5,900 Sq Ft
- Close To A50
- Energy Rating: F
- Range Of Unit Sizes
- Fenced & Gated Site
- Flexible Lease Terms
- Immediately Available



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433

LOCATION

The Sylvan Centre is situated just off the A50 in the Longton area of Stoke on Trent and benefits from the excellent road links throughout the city and further afield.

DESCRIPTION

The Sylvan Centre is undergoing a programme of refurbishment and comprises a range of workshop, storage and office units located within a self-contained, fenced and gated site. The units are suitable for a variety of uses including hosiery, engineering, furniture, catering equipment, pottery, office etc.

ACCOMMODATION

The following units are immediately available:

Unit 4	1,452 sq ft	Ground and first floor office / stores
Unit 5A	3,500 sq ft	Workshop/Store plus compound
Unit 9	2,670 sq ft	Ground floor workshop/warehouse
Unit 11	5,900 sq ft	First floor stores and offices

All floor areas are approximate and have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

SERVICES

Mains electricity (via sub-meters), water and drainage are connected to most units. None of the systems or plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

Please call for further information.

TERMS

The units are available to let on competitive and flexible terms. Rent is to be paid monthly in advance by bank standing order. Service charge and buildings insurance is payable in addition to the rent. Approved uses only.

Full ID documents and a security deposit are required together with a lease arrangement fee of £150.00 plus VAT.

Unit 4	1,452 sq ft	£6,500 pax
Unit 5A	3,500 sq ft	£8,000 pax
Unit 9	2,670 sq ft	£8,000 pax
Unit 10	2,500 sq ft.	£7,500 pax
Unit 11	5,900 sq ft.	£12,000 pax

All tenants are responsible for the payment of their own business rates, although some of the units may qualify for small business rates relief - interested parties should check with Stoke City Council.

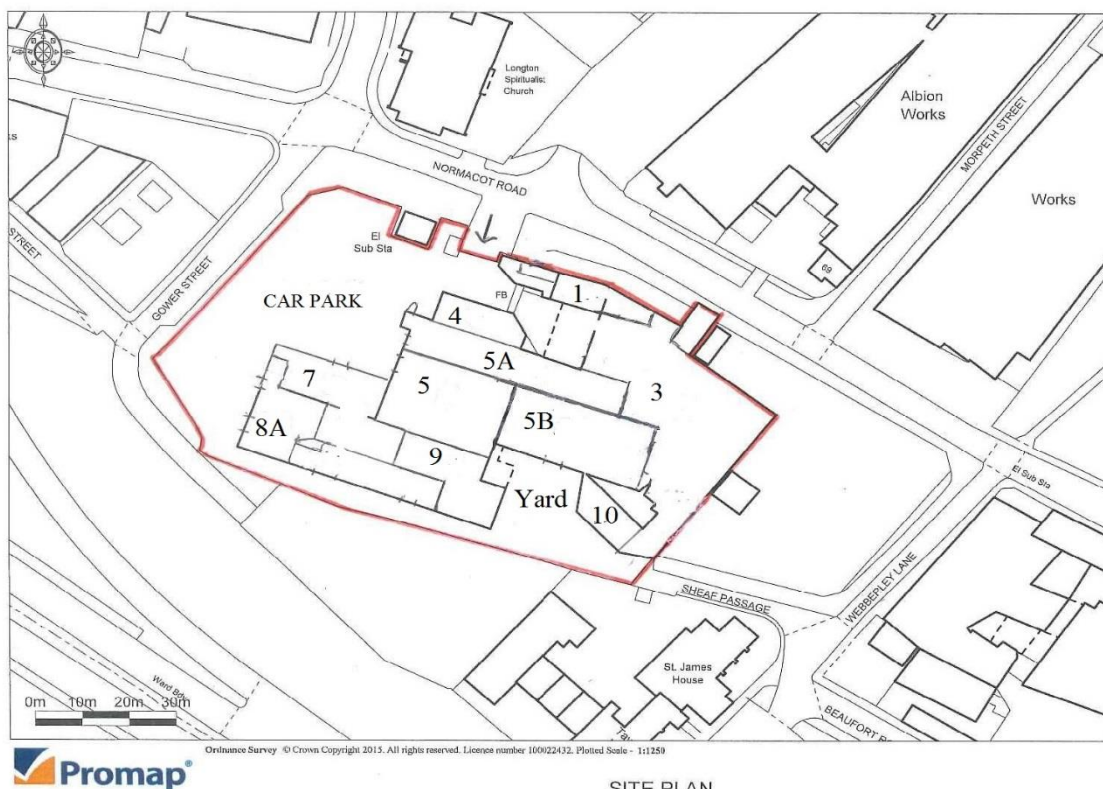
EPC

Energy Rating: F

VIEWING

For an appointment to view or further information please contact
Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

SYLVAN CENTRE, NORMACOT ROAD, STOKE ON TRENT, ST3 1PW



SITE PLAN

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.