

**RORY MACK**

**ASSOCIATES**



**UNIT 3 GARFIELD WORKS  
UTTOXETER ROAD, LONGTON  
STOKE-ON-TRENT, ST3 1PF**

**TO LET:  
£25,000 PAX**

- Open plan industrial unit suitable for a number of different uses (STP)
- Secure unit ideal for secure dry storage currently used for car sales
- GIA: 4,985 sq ft and very close to A50
- On-site parking available
- EPC: C (71)





## UNIT 3 GARFIELD WORKS

### UTTOXETER ROAD, LONGTON

### STOKE-ON-TRENT, ST3 1PF

#### GENERAL DESCRIPTION

An open plan space currently used as a car sales area for up to 40 vehicles. The unit has been refurbished to create a bright and spacious area suitable for a variety of uses including storage, sales, drop shipping or light manufacturing (STP). The premises forms part of a 1960's steel portal frame industrial site which has been extensively refurbished and updated by the present owner and benefits from car parking and main road frontage. Internally the unit comprises a large open plan space with modern and bright LED lighting, a new kitchen area and WC. The property also benefits from a solid concrete floor and electric roller shutter to the front entrance.

#### LOCATION

Situated on Uttoxeter Road around 0.1 miles from the centre of Longton and 0.4 miles from the A50 dual carriageway. The property also has excellent access to the A500 and the M6 at Junction 15.

#### SERVICES

Mains water, drainage and electricity are connected. Please note that no services have been tested by the agents.

#### VAT

The rent is not subject to VAT.

#### TENURE

The unit is available by way of new full repairing and insuring lease (by way of service charge) for a term of years to be agreed, subject to rent reviews every three years with each party bearing their own legal fees. A buildings insurance payment of around £800pa is required from the ingoing tenant.

The service charge is in place to cover the requirement for major work to the structure and integrity of the building and is only charged when required. Standard maintenance is generally carried out by the landlord.

#### BUSINESS RATES

Rateable Value: £11,750

Rates Payable: £5,863.25pa

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

#### ACCOMMODATION

##### Lower Ground Floor

Warehouse: 4,927 sq ft

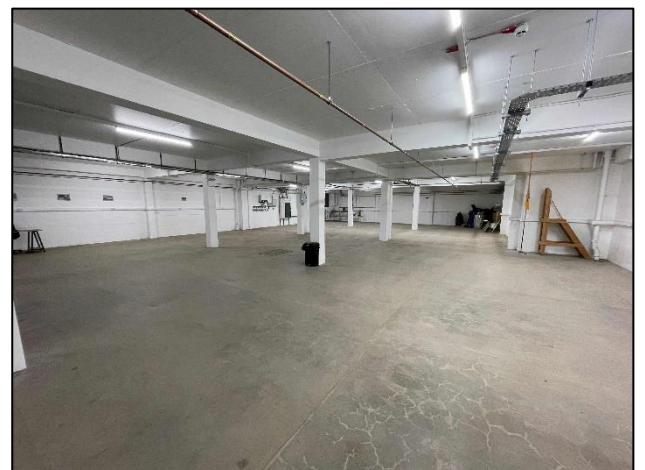
Kitchen: 58 sq ft

WC: -- sq ft

**NIA: 4.985 sq ft**

#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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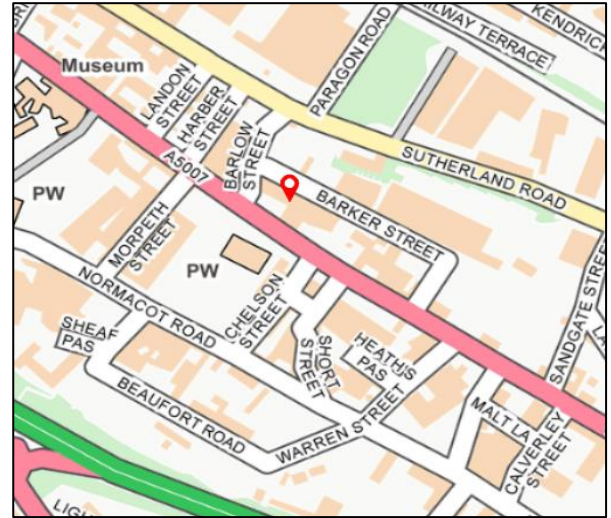




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