

RORY MACK

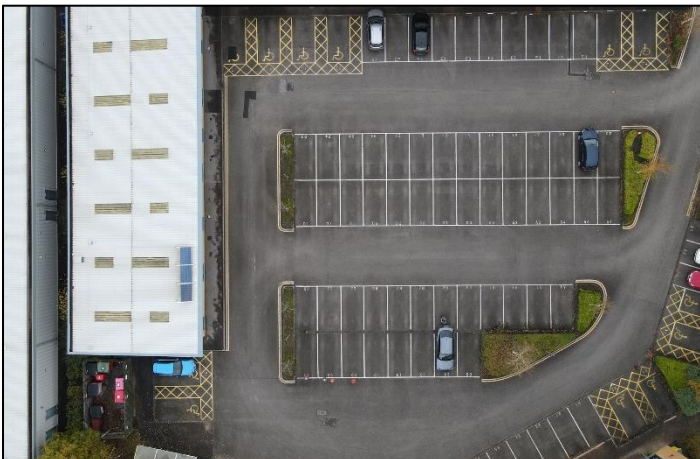
ASSOCIATES



**UNITS D1 & D2, TRENTHAM
BUSINESS QUARTER,
BELLRINGER ROAD,
TRENTHAM, ST4 8GB**

**TO LET
£24,000 PAX**

- A pair of modern office/light industrial units extending to 2,022 sq ft
- Can be split and arranged in open plan
- Located on popular business park with excellent road connections
- Versatile building suitable for a wide range of uses
- 8 designated car parking spaces (4 per unit)
- EPC: 46 (Band B)



UNITS D1 & D2, TRENTHAM BUSINESS QUARTER, BELLRINGER ROAD, TRENTHAM, STOKE ON TRENT, ST4 8GB

Description

An internally connected pair of modern office/light industrial units forming part of a popular development of similar units centred around a courtyard within which onsite parking is provided.

Constructed by means of steel frame with an attractive stone clad exterior, the units are arranged in open plan. The units are well presented throughout and are accessed via glazed double doors leading into open plan areas suitable for a wide range of uses. Unit D1 benefits from a degree of solar panel electricity generation and there is underfloor heating to parts of each unit. Four carparking spaces are allocated to each unit (3 x standard and 1 x disabled).

Location

The premises forms part of the popular Trentham Business Quarter office development within the circa 400 acre mixed use Trentham Lakes development, located approx. 3 miles to the south of the city centre and with direct access to the A50 dual carriageway which connects to the A500, M6 (Junctions 15 & 16) and the M1. Stoke railway station is approx. 2 miles and the site is well served by public transport.

Accommodation

Unit D1

GIA: 1,000 sq ft
(inc Kit & WC)

Unit D2

GIA: 1,022 sq ft
(inc WC)

Note: each unit is separately metered and can be let individually at a rent of £12,000 pax which will just require an internal connecting door to be blocked up.



Services

Mains water, drainage, electricity and gas (capped) connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

Rates

Rateable Value: £14,000
Rates Payable: £6,986 pa (23/24)

Note: If you qualify for Small Business Rates Relief, you should be entitled to a 33% rates payable reduction. Interested parties are recommended to make their own enquiries via Stoke on Trent City Council regarding their rate liability.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to reviews every three years and with each party bearing their own legal costs.

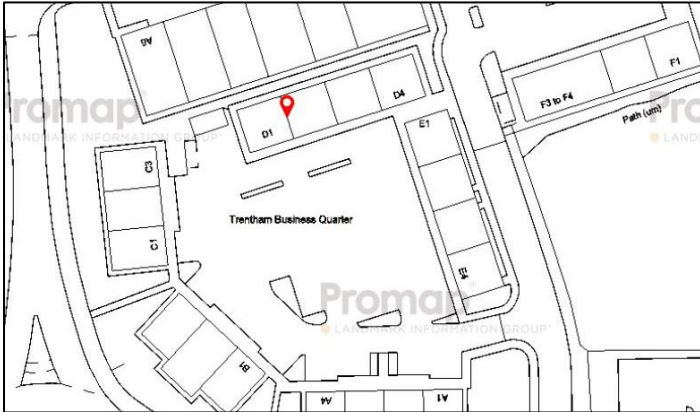
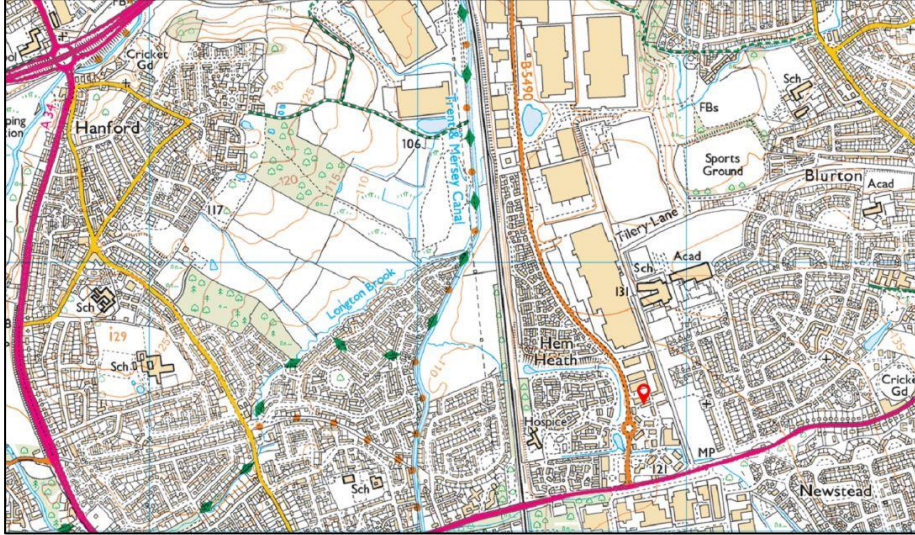
Planning

Originally constructed with a B1 Use Class Order (Business) the property can be used for office and light industrial purposes. Alternative uses to include 'beauty' or 'medical' are also likely to be granted, subject to planning where necessary. Interested parties are recommended to make their own enquiries prior to committing to release by contacting Stoke on Trent City Council Planning Department.

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.

**UNITS D1 & D2, TRENTHAM BUSINESS QUARTER, BELLRINGER ROAD,
TRENTHAM, STOKE ON TRENT, ST4 8GB**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements