

WATLING
REAL ESTATE



FREEHOLD FOR SALE

PROVIDING 8,726 SQ. FT. OF MIXED ACCOMMODATION OVER A SECURE 0.55 ACRE SITE

VACANT OFFICE/LIGHT INDUSTRIAL

PROMINENTLY SITUATED ON A BUSY TRADING ESTATE WITH EXCELLENT TRAVEL LINKS

BRICK KILN LANE
STOKE-ON-TRENT
ST4 7BS

HIGHLIGHTS

- **POPULAR BRICK KILN LANE LOCATION SITUATED ALONGSIDE THE A500 QUEENSWAY**
- **PROMINENT SITE ON A POPULAR TRADING ESTATE**
- **OFFICE & LIGHT WORKSHOP ACCOMMODATION OF 5,045 SQ FT PLUS INDUSTRIAL UNIT EXTENDING TO 3,681 SQ FT**
- **SECURELY FENCED AND GATED SITE.**
- **SITE AREA 0.55 ACRES WITH USEFUL SURFACED AND DRAINED CENTRAL YARD.**
- **SUB-DIVISION AND ASSET MANAGEMENT POTENTIAL**



LOCATION

The property is situated on the west side of Brick Kiln Lane, within Stoke on Trent, alongside the A500 Queensway with the immediate surroundings being predominantly industrial.

Stoke-on-Trent city centre is 1.5 miles northeast of the property providing a wide variety of amenities along with convenient transport links with the local train station being approximately 1.1 miles southeast of the subject property. Stoke-on-Trent railway station provides direct services to Manchester Piccadilly (35 mins) and London Euston (1 hour 31 minutes).

With the subject property lying alongside the A500 and A53, this provides easy access to the M6 and is 4.7 miles Southwest of Junction 15. These routes provide wider access to major cities such as Manchester and Liverpool.

Nearby occupiers include Johnston Coaches Ltd, Ea Spaces Limited and Envisage Live Limited etc.



THE PROPERTY

The subject property comprises a contractors yard, a 2-storey detached ancillary office space and a semi-detached industrial workshop extending to a total of 8,726 sq ft over 0.55 acres, also benefiting from a secured yard.

The main office building is located on the southern boundary of the site and has been constructed using cavity brick under a pitched tiled roof. To the rear of the office space is a single-storey workshop and to the northern boundary is a semi-detached warehouse currently used for storage.

The property has the advantage of a large, concrete surfaced yard with 1 main gate access providing direct access onto the premises from Brick Kiln Lane. The property benefits from a low site density, providing the potential to extend the accommodation further.

The eaves heights within the workshop and industrial accommodation provide a maximum working head height of 5.4m.



ACCOMMODATION

| Description | Sq. m | Sq. ft |
|-------------------------------------|---------------|--------------|
| MAIN OFFICE | | |
| Ground Floor Offices | 118.77 | 1,278 |
| First Floor Office | 118.77 | 1,278 |
| Single-Storey Office Extension | 67.88 | 731 |
| Sub Total | 305.42 | 3,287 |
| REAR SINGLE-STOREY WORKSHOP | | |
| Office incorporated within Workshop | 88.82 | 956 |
| Workshop | 74.48 | 802 |
| Sub Total | 163.3 | 1,758 |
| WAREHOUSE | | |
| Warehouse | 341.94 | 3,681 |
| Total | 810.66 | 8,726 |



FURTHER INFORMATION

TITLE

The property is held under the single registered freehold title number SF187066.

TOTAL SITE AREA

0.55 acres (0.22 hectare).

Low building to site coverage of 31%.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £22,500

Rates Payable (24/25): £11,227.50

Interested parties are to rely upon their own enquiries of the local authority.

VAT

To be confirmed.

SERVICES

We understand that the property is connected to all mains services including water and drainage, gas and electric. Interested parties are to rely upon their own enquiries.

EPC

A copy is available upon request.

ASKING PRICE

Please contact the sole agent, Watling Real Estate, for further information.

DATA ROOM

An online data room is available for parties wishing to conduct detailed due diligence. Please contact us for access.

VIEWINGS

Strictly by appointment. Please contact us to arrange a viewing.





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