



FOR SALE / TO LET

INDUSTRIAL / WAREHOUSE PREMISES

SUTHERLAND WORKS
SUTHERLAND ROAD
LONGTON
STOKE-ON-TRENT, ST3 5QL



33,678 sq.ft (3,128.68 sq.m)

Approx. Gross Internal Area

- Flexible manufacturing / warehousing accommodation
- Close to A50 (M6-M1 Link Road)
- Large yard area



LOCATION

The premises are situated with frontage onto Uttoxeter Road, Sandgate Street and Sutherland Road lying approximately 0.5 mile to the east of Longton Town centre. The location provides good access to the A50 (M6-M1 link road), which lies a short distance to the south and provides access to the A500 D Road which gives dual carriageway access throughout The Potteries and to the M6 Motorway at Junctions 15 and 16.

DESCRIPTION

The premises comprise a modern steel portal frame building constructed with a concrete floor, part block and part clad elevations under a pitched roof incorporating roof lights. The unit includes two-storey offices and toilet facilities with loading access by way of four roller shutter doors in the end elevation. The minimum eaves height is 4 metres.

ACCOMMODATION

	Sq.Ft	Sq.M
Total Floor Area	33,678	3,128.68

TENURE

The premises are available by way of a new flexible lease or alternatively the freehold of this building can be made available.

RENT

£102,000 per annum

FREEHOLD PRICE

£1.2 million

RATING ASSESSMENT

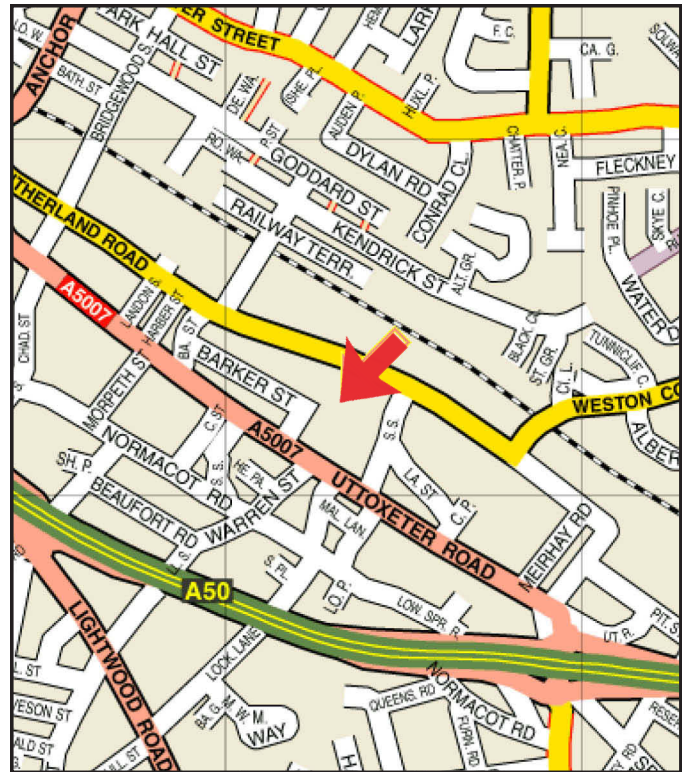
The premises have not currently been separately assessed for rating purposes but an indication of the Rateable Value can be provided by the letting agents.

PLANNING

All interested parties to make their own enquiries to the local planning authority.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via the sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Tel: 01782 272 555. Fax: 01782 272 811

Contact: James Hulse

Email: james.hulse@harrislamb.com

Ref: ST044

Date: November 2008

Subject to Contract