



RORY MACK

ASSOCIATES

**UNITS 5 & 6,
NELSON INDUSTRIAL ESTATE,
WEST AVENUE, TALKE,
STOKE ON TRENT, ST7 1TZ**

**FOR SALE
£750,000
TO LET
£75,000 PAX**

- INDUSTRIAL SITE CONSISTING OF 2 UNITS WITH ANCILLARY OFFICES
- 2 x INDUSTRIAL UNITS: 9,936 SQ FT PLUS 705 SQ FT OF MEZZANINE
- TWO SELF CONTAINED OFFICE SUITES: 876 SQ FT
- TOTAL SITE AREA 1.2 ACRES (INC ACCESS ROAD)
- A500 – 2 MILES JUNCTION 16 M6 – 5.7 MILES



UNITS 5&6, NELSON INDUSTRIAL ESTATE,

WEST AVENUE, TALKE,

ST7 1TZ

GENERAL DESCRIPTION

The premises comprises a secure site at the end of private road consisting of two detached industrial units and an office premises, currently arranged as two self-contained suites. The unit to the rear of the site comprises a steel Portal framed unit with part masonry and timber clad elevations supporting a pitched roof with approx. 15% skylight coverage, having 10 feet clearance to the eaves and a pair of roller shutter access doors to a gable elevation. Internally the unit is divided into Two separate units. One unit has a mezzanine floor, toilets, kitchen area and fire door at the rear with pedestrian door and roller shutter to the front. The adjacent side also has a pedestrian and roller shutter have still to the front elevation.

The adjacent unit comprises an aluminium Portal framed unit with 13'6" to the eaves with aluminium sectional elevations and a dual layered reinforced PVC roof and roller shutter access to the front. There are also two porta cabins in the unit providing office and toilet facilities which will remain insitu. This unit has been constructed to a high standard with a loadbearing concrete floor via planning permission Application no: 23/00389/FUL – granted by Newcastle under Lyme Borough Council.

There is also a brick and clay tile single storey office premises, which has been refurbished to a very high standard providing two self-contained office suites, each with their own toilet and kitchen facilities. Suite 5a also contains a workshop with roller shutter door.

The buildings are located in a site area extending to 1.2 acres, (inc the access road), although a site area of 1 acre, at the end of the access road could be gated making this part of the site secure. The access road forms part of the property although there are a limited number of neighbouring units that have the right to use it and there is ample parking on site for every unit.

LOCATION

The site forms part of a larger mixed use industrial and warehouse complex off West Avenue on the outskirts of Kidsgrove and within ¼ of a mile of the A34 which leads directly to the A500 which provides direct access to Junctions 15 & 16 of the M6 and the A50 which links the M1. Newcastle under Lyme town centre and Hanley city centre are both approx. 6 miles to the south.

VAT

The sale price and rent will be subject to VAT.

EPC

TBC

ACCOMMODATION

Steel Portal framed unit: 5,011 sq ft
Mezz storage: 705 sq ft

Aluminium Portal framed unit: 4,925 sq ft

Office (Suite 5a)

Workshop: 206 sq ft
Office (inc Kit) 148 sq ft
Reception area: 52 sq ft
WC: -

Office (Suite 5)

Office: 392 sq ft
Kitchen: 41 sq ft
Store: 37 sq ft
WC: -

Total NIA: 11,517 sq ft

Total Site Area (inc access road): 1.2 acres

Site area that could be gated/enclosed: 1.0 acres

TENURE

The site is available on a freehold basis, subject to contract and with vacant possession upon completion. Alternatively, the site can be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and subject to rent reviews every three years. In both cases with each party bearing their own legal fees.

There is the possibility that the site could be sold or let in part on terms to be agreed, so if you have an interest in acquiring just some of the premises please get in touch.

SERVICES

Mains water, drainage and 3-phase electricity is connected to the site. No services have been tested by the agents.

UNITS 5&6, NELSON INDUSTRIAL ESTATE,

WEST AVENUE, TALKE,

ST7 1TZ

BUSINESS RATES

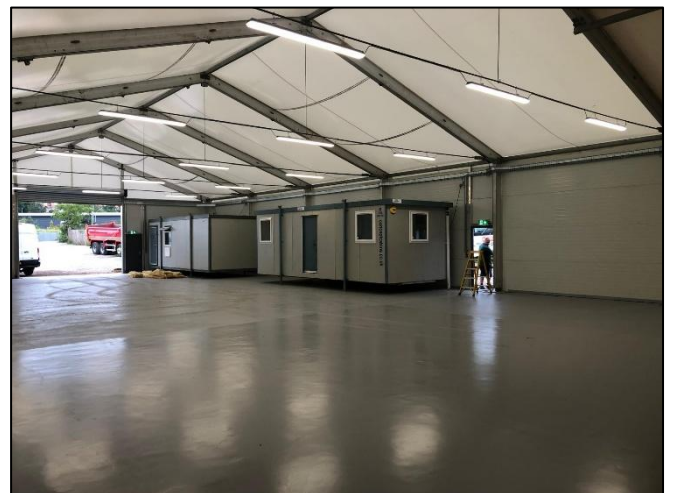
There are two Rateable Values that relate to the site:

Unit 6, Nelson Industrial Estate: Rateable Value: £3,050

Unit 5, Nelson Industrial Estate: Rateable Value: £7,300

ANTI MONEY LAUNDERING REGULATIONS

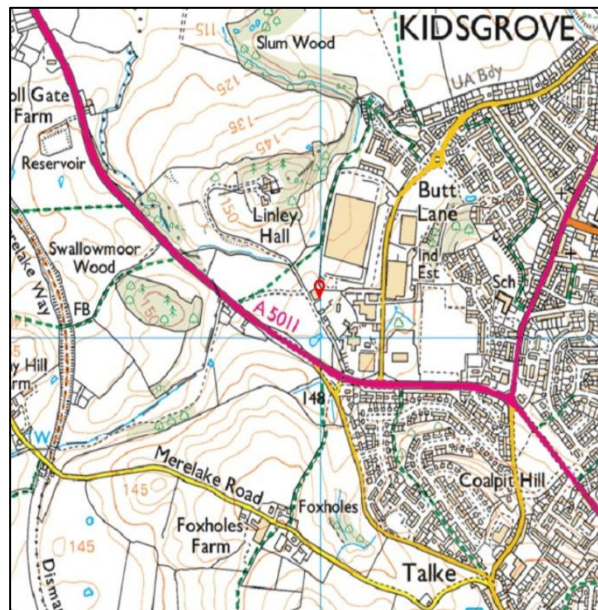
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



UNITS 5&6, NELSON INDUSTRIAL ESTATE,

WEST AVENUE, TALKE,

ST7 1TZ



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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