

**RORY MACK**

**ASSOCIATES**

**TO LET:**

**£19,000 PAX**

**Unit A Etruscan Street**

**Shelton, Stoke-on-Trent  
Staffordshire, ST1 5PQ**



- **Warehouse/industrial unit**
- **9,038 sq.ft. NIA**
- **Very accessible location within ½ mile of the A500**
- **Eaves height 3.33 m (10' 11")**
- **A further 5,589 sq.ft. could be made available**

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

**WWW.RORYMACK.CO.UK**

### GENERAL DESCRIPTION

The accommodation forms part of a substantial former factory premises providing warehouse/distribution accommodation benefiting from electronically operated roller shutters, 3 phase electricity and an eaves height of 3.33m (10'11"). Externally the unit also benefits from the use of a shared secure compound fronting Etruscan Street.

### LOCATION

As referenced on the attached plans the property has frontage to Etruscan Street accessed off Shelton New Road (B5045). It is conveniently located less than half a mile from the A500 which in turn provides easy access to Junction 15 and 16 of the M6.

### ACCOMMODATION

**Total NIA: 9,038 sq.ft.**

**\*A further 5,589 sq.ft. can be made available\***

### VAT

The rent will be subject to VAT.

### SERVICES

We understand that mains water, drainage and 3 phase electricity is on site. Please note no services have been tested by the agents.

### EPC

TBC

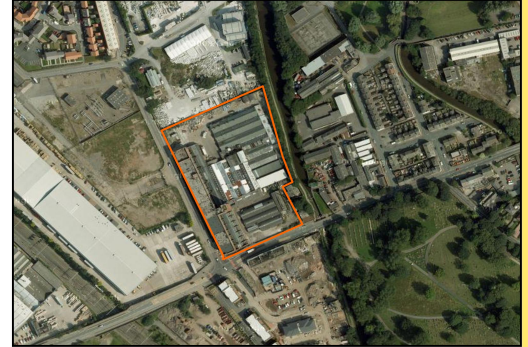
### BUSINESS RATES

As the accommodation will have to be reassessed, it is advised that interested parties make their own enquiry of the local Valuation Office.

### TENURE

The accommodation is available on a leasehold basis by way of a new effectively Full Repairing and Insuring lease for a term of lease to be agreed, subject to the inclusion of rent review provisions every three years and with the incoming tenant being responsible for the landlord's reasonable legal costs.

C01259/09102019



Strictly by appointment through agents:

Rory Mack Associates

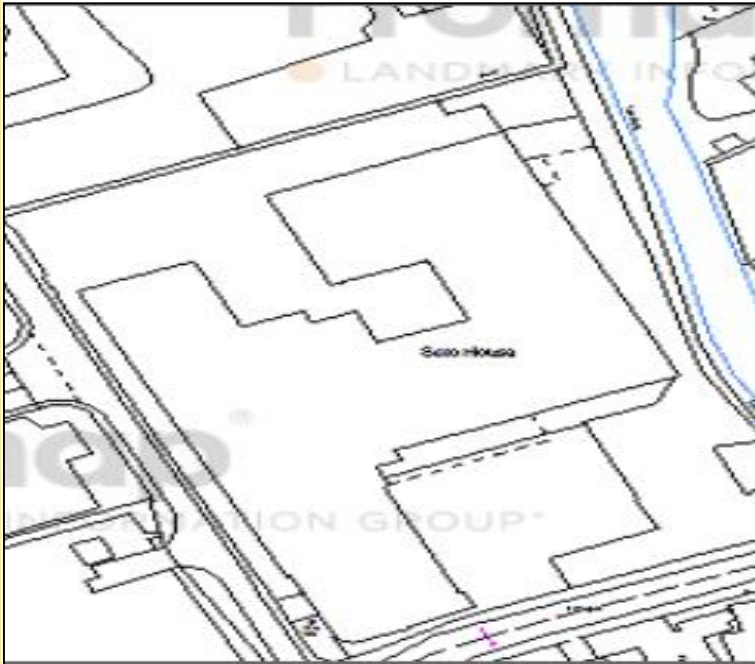
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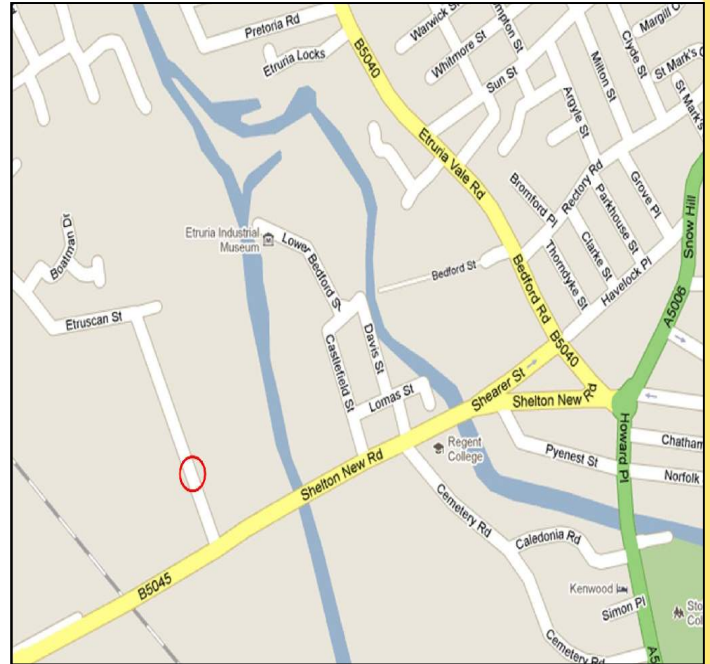
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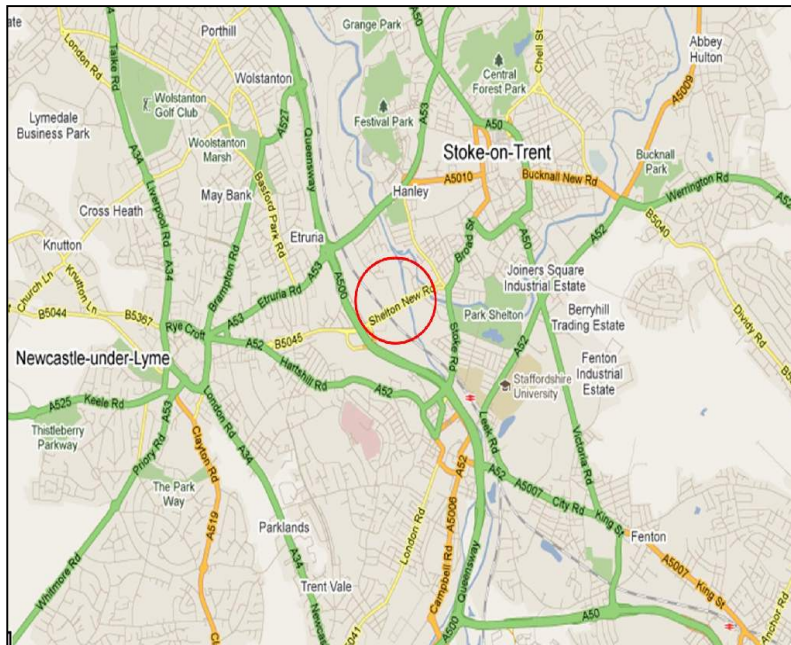
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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