

RORY MACK

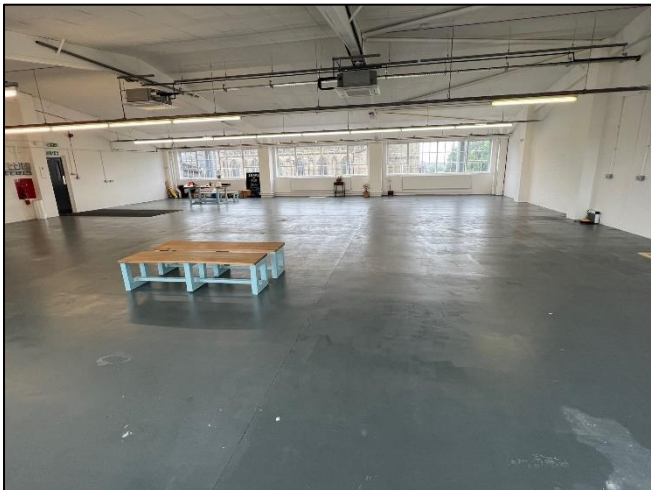
ASSOCIATES



**UNIT 5 GARFIELD WORKS
UTTOXETER ROAD, LONGTON
STOKE-ON-TRENT, ST3 1NY**

**TO LET:
£15,000 PAX**

- Open plan industrial unit suitable for a number of different uses (STP)
- With PP to be used as a gym - E(d) Use Class
- GIA: 2,997 sq ft
- On-site parking available
- EPC: C (71)



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GENERAL DESCRIPTION

An open plan space full of natural light formerly used as a fitness and yoga studio. The unit has been refurbished to create a bright and spacious area suitable for a plethora of uses including fitness, storage and distribution, light manufacturing or Ebay/Amazon drop shipping (STP). The premises forms part of a 1960's steel portal frame industrial site which has been extensively refurbished and updated by the present owner and benefits from car parking and main road frontage. Internally the unit briefly comprises a large concrete floored open plan space with kitchen and toilets. The current use class for this part of the building was passed in 2020 to D2 (gymnasium and indoor recreation), which is now classed as E(d). Any interested party who wants to use the space for other purposes should speak to the local Planning Dept to establish viability.

LOCATION

Situated on Uttoxeter Road around 0.1 miles from the centre of Longton and 0.4 miles from the A50 dual carriageway. The property also has excellent access to the A500 and the M6 at Junction 15.

SERVICES

Mains water, drainage and electricity are connected. Heating and cooling is provided by two air conditioning units. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The unit is available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years. There is a fee of £250 plus VAT charged for preparation of the lease. A 'personal reference search fee' of £95 inc VAT may also be required depending on circumstances, further details of which can be confirmed by the agents.

BUSINESS RATES

Rateable Value: £9,500

Rates Payable: £4,749.50pa

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

First floor

Studio: 2,825 sq ft

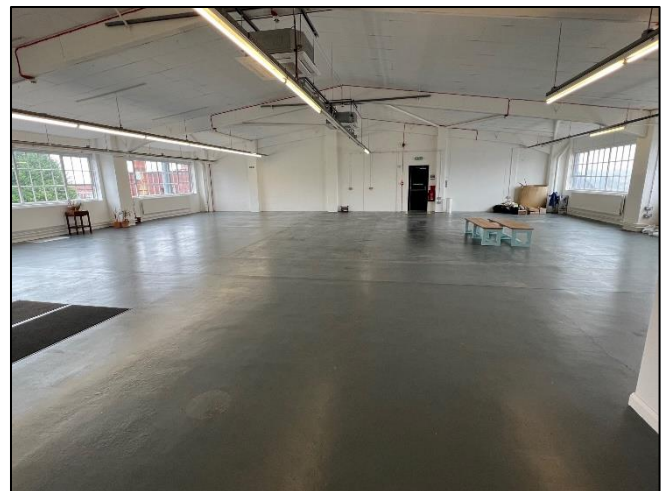
Kitchen: 116 sq ft

WC: 56 sq ft

GIA: 2,997 sq ft

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.



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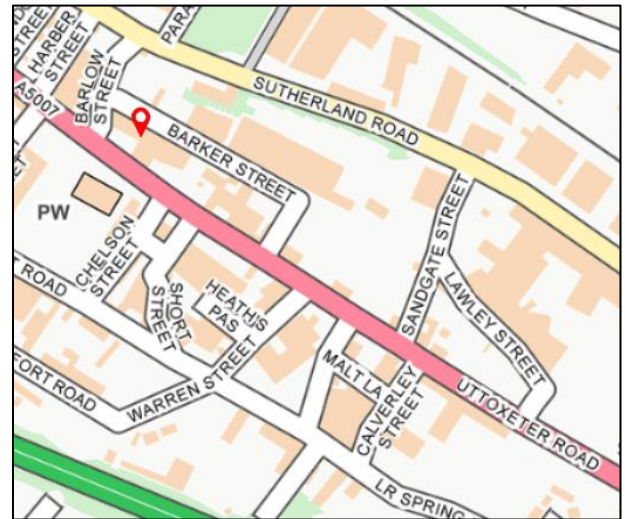
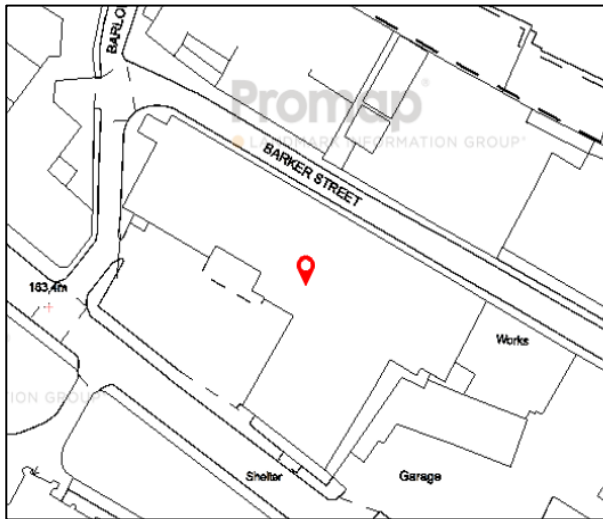
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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk