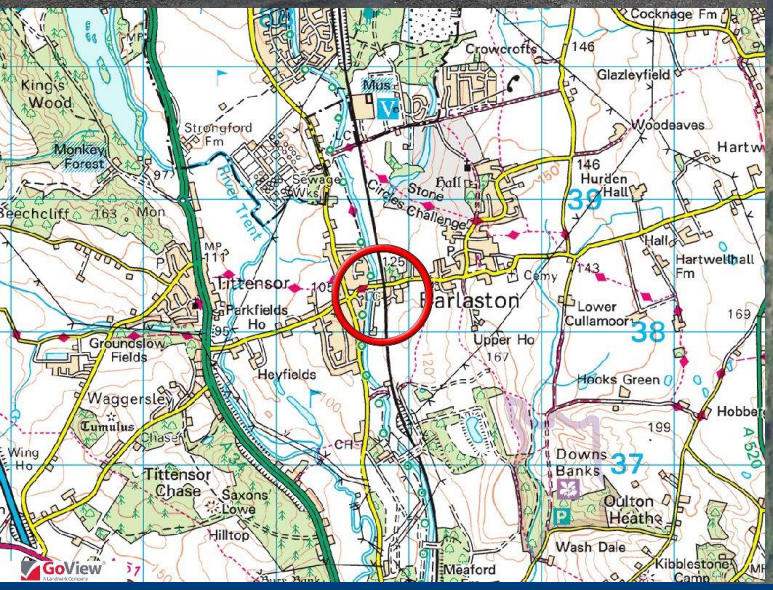
HAMMOND
CHARTERED SURVEYORS



Station House, Station Road
Barlaston, Stoke on Trent, ST12 9DQ
For Sale: £1,350,000 / To Let: £100,000 per annum

Freehold Industrial Site
Office/Warehouse: 1,555 sq. m (16,737 sq. ft) / Site: 1 acre

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 e: info@hammondsurveyors.co.uk www.hammondsurveyors.co.uk
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

HAMMOND
CHARTERED SURVEYORS

Station House, Station Road
Barlaston, Stoke on Trent, ST12 9DQ

Location
Barlaston is situated 5.85 miles to the south of Stoke on Trent and 2.85 miles to the north of Stone. The A34 dual carriageway is situated 0.90 miles to the west and provides fast road connections to Junctions 14 and 15 of the M6 Motorway 8 miles to the south and 3.3 miles to the northwest respectively.

Description
The property comprises an elongated (approx. 22m (max) wide x 270m long) industrial site extending to approximately 1 acre (0.40469 hectares) upon which there is detached two-story office building and two warehouses.

Offices
2019 constructed part oak frame and glass and part cavity brick two-storey high specification office building arranged to provide a reception area together with a range of open plan and private office space, meeting rooms and staff facilities.

Warehouse 1
Circa 1990 steel framed building having 4.80m eaves and brick and block elevations under an insulated sheet clad roof. Internally, the building measures 8.70m x 25.87m with an 8.67m x 10.65m mezzanine floor. The building has a 3.04 m (w) x 3.11 m (h) level access roller shutter door onto the yard.

Warehouse 2
Circa 1990 portal-steel framed building having 6.20m (max) eaves with insulated sheet clad elevations under an insulated sheet clad roof. The building has an internal width of 15.52m at the front and progressively narrows to 6.49m at the rear. There building has a 4.44m (w) x 4.95m (h) level access roller shutter door onto the yard.

To the front of the site there a secure asphalt surfaced parking area with five spaces and to the centre of the site there is a secure concrete surfaced yard extending to approximately 0.27 acres.

Accommodation

	sq. m	sq. ft
Offices	286.68	3,086
Warehouse 1	317.40	3,417
Warehouse 2	950.81	10,235
Gross Internal Area	1,554.89	16,767

Services
All mains utilities services are available and mains drainage. Interested parties are recommended to make their own enquiries.

Planning
Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rating
Rateable Value £17,250 effective 20 December 2018.

Energy Performance
Offices: TBC
Warehouse 1: TBC
Warehouse 2: Energy Rating C

Tenure
Freehold or Leasehold on terms to be agreed.

Price
£1,350,000

Rent
£100,000 per annum

VAT
Not Applicable.

Costs
Each party is responsible for their own costs.

Viewings
Viewing is strictly by appointment with the Sole Agent.

Glenn Hammond MRICS
T: 01782 659 905
M: 07957 994 057
E: glenn@hammondsurveyors.co.uk

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.

HAMMOND
CHARTERED SURVEYORS

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

HAMMOND
CHARTERED SURVEYORS

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

HAMMOND
CHARTERED SURVEYORS

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

HAMMOND
CHARTERED SURVEYORS

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

HAMMOND
CHARTERED SURVEYORS

Hammond Chartered Surveyors
Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 **e:** info@hammondsurveyors.co.uk **www.hammondsurveyors.co.uk**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide