

Former Milk & More Premises, Milburn Road, Cobridge, Stoke-on-Trent ST6 2PU

Colliers

FOR SALE

14,500 sq ft on approx. 1.03 acres



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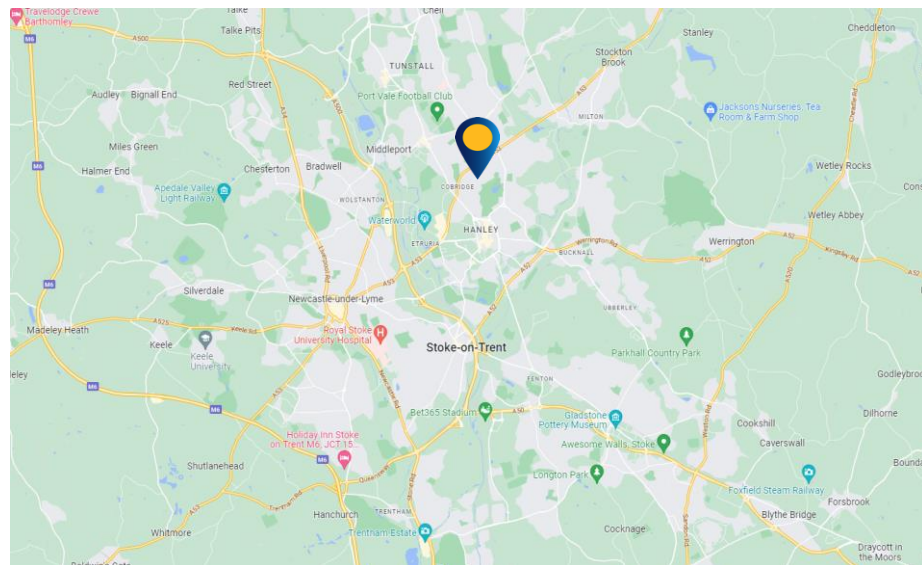
Mobile: +44 7902 709533

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Location

The subject property sits within the Cobridge area of Stoke-on-Trent and benefits from good connectivity, with the A500 Queensway in close proximity, via the A53 Leek New Road, providing access to Stoke-on-Trent city centre approximately 3.7 miles to the South and Newcastle-Under-Lyme 2.9 miles to the West. Access to the M6 motorway can be gained at Junction 15 approximately 6.4 miles to the South West, and Junction 16 9 miles to the North West.

Immediately bounding the subject property are other industrial and commercial units, with nearby occupiers such as Potteries Fuels, Motus Commercials, Super Storage, Baskervilles and Amelia Knight.



Description

The premises comprises a self-contained clear span steel portal warehouse, which benefits the following specification:

- 5m eaves height (7m to apex)
- 2 Level access doors
- Ground floor offices and staff welfare facilities
- Portable Cabin provides additional office space
- Internal vehicle maintenance unit
- Several internal cold store refrigeration units
- Large secured yard with dedicated loading and parking areas
- 360-degree circulation
- 33% Site density.

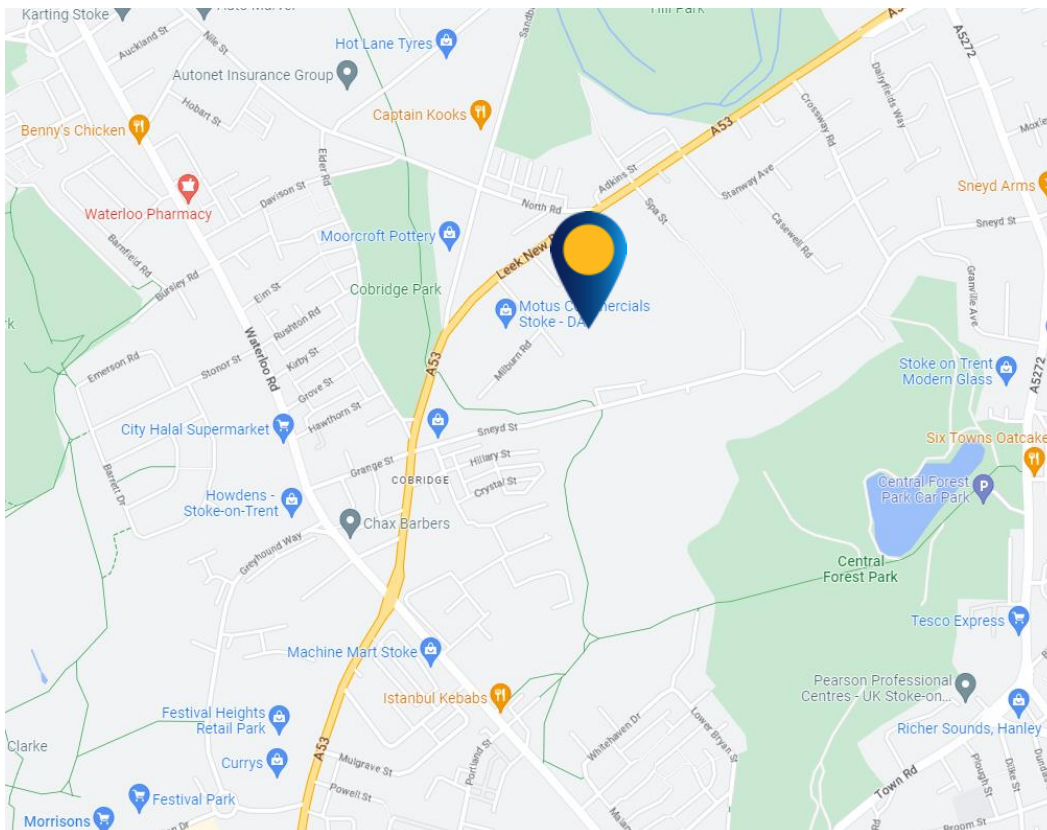


Floor Areas

The existing property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Main Industrial Facility		
Warehouse	12,708	1,180.61
Office / staff welfare facilities	891	82.77
Vehicle Maintenance Unit	901	83.70
Total	14,500	1,347.08
Portable Cabin	325	30.23





Tenure

We are advised that the title is held Freehold under Title Number SF117361.

Planning

The site benefits from existing planning permission for B1, B2 and B8 uses.

EPC

The existing building has an EPC rating of C-70 with full report available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Contact

For further information and arranging inspections, please contact the sole agents:

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyer/funder/lessee.