



## WORKSHOP WITH OFFICES AND SECURE COMPOUND – TO LET

36 Lane Head Road, Hanley, Stoke on Trent, ST1 5PT

- Workshop, Mezzanine and Offices GIFA 464.20 sm (4,997 sft)
- Useful Secure Compound
- Highly Visible Main Road Frontage
- Excellent Transport Links



### Location

This property boasts an excellent location in Etruria, Hanley, Stoke on Trent, lying adjacent to Etruria Road, the main link road from Hanley and Festival Park to the A500 Potteries "D" Road. This provides ready access to the A34, A50 and Junctions 15 and 16 of the M6 Motorway. Hanley is the principle Retail, Commercial and Cultural centre for the City of Stoke-on-Trent. Festival Park offers leisure facilities including inland waterway marina, hotel, public house and cinema, bowling alley and Waterworld. There is a Morrisons and national retailers such as B & Q, Currys, Toys R Us, Boots and Argos. It is a major employment hub with accountants, solicitors and professional consultants offices and the Head Quarters of Bet 365.

### Description

These Workshop and Office premises have a secure operational yard and are suitable for a range of high profile uses. The two storey, brick built offices have uPVC double glazed windows and security shutters to ground floor windows, provide a reception, spacious offices, kitchenette, store room, ladies and gents welfare facilities. There are two further good size, first floor offices and staff rest room.

The Workshop has two roller shutter doors, fluorescent lighting and three phase power. Mezzanines are installed to part of the Workshop for additional storage. Of particular interest is the concrete yard with secure palisade fencing and entrance gates, suitable for outside storage.

### Accommodation

Two Storey Offices	245.50 sm	2,642 sft
Workshop	117.50 sm	1,265 sft
Workshop Mezzanine	101.25 sm	1,090 sft
Total Gross Internal Floor Areas	464.20 sm	4,997 sft

The accommodation has been measured in accordance with the RICS code of measuring practice to Gross Internal Floor Area.

### Services

3 phase electricity, mains water and drainage to main foul sewer are available.  
Services have not been tested by the agents.

### Assessment

Rateable Value	£9,300
Standard rate in the £ 2013/4	46.2p
Rating Authority	Stoke on Trent City Council

### Tenure

Available to let by way of a Tenants Full Repairing and Insuring Lease for a term to be agreed.

### Rent

£25,000 per annum exclusive subject to rent reviews to Market Rent every three years.

### VAT & Stamp Duty

Rent is quoted exclusive of VAT. The Landlord has elected to charge VAT on rent. The Tenant will be responsible for Stamp Duty Land Tax (if applicable). Prospective Tenants should seek legal advice on the impact of VAT and Stamp Duty Land Tax on this transaction.

### Legal Costs

Each party will bear their own legal costs in this matter.

### Viewing

Strictly by appointment with Robertson Surveyors.

Please contact Robertson Surveyors on 01782 714004 or [info@robertsonsurveyors.co.uk](mailto:info@robertsonsurveyors.co.uk).

AGY/IND/LHR/0713



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