

RORY MACK

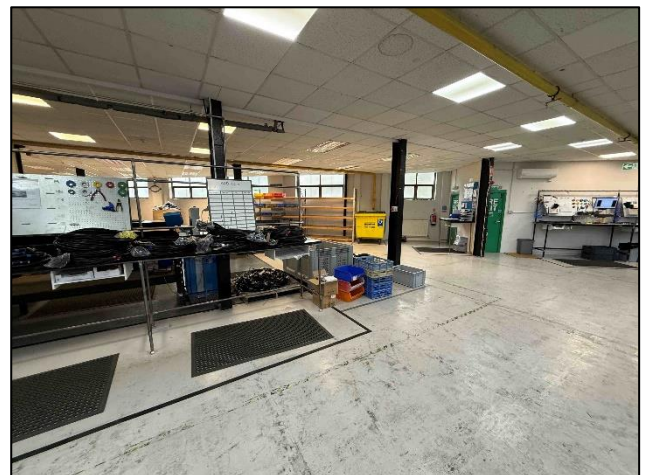
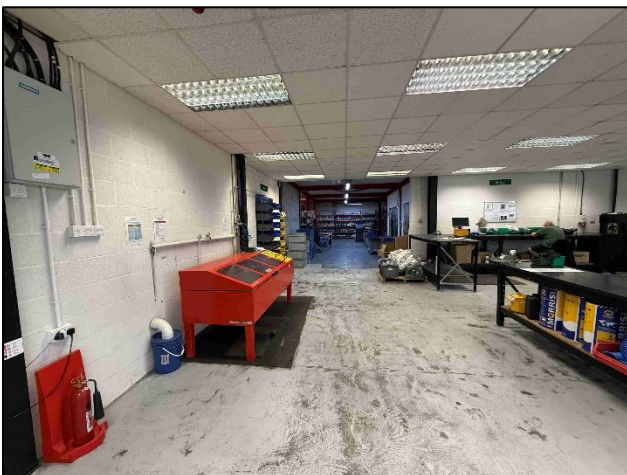
ASSOCIATES



**UNITS 21, 22 & 22A
WHIELDON ROAD IND EST,
WHIELDON ROAD,
STOKE ON TRENT, ST4 4JP**

**TO LET
FROM
£35,760 PAX**

- Versatile industrial/warehouse unit split over two floors
- GIA: 13,197 sq ft
- Designated parking to the side with managers parking opposite
- Flexible rental terms available
- EPC – E (122)



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WHIELDON ROAD, STOKE ON TRENT

ST4 4JP

GENERAL DESCRIPTION

An end terraced former pot bank, tastefully converted into a flexible and versatile industrial unit with a range of suitable uses. The current tenant is in the process of moving out of the property and is looking to assign for the remaining three and half years of the contract. There may be the option of a fresh lease with the current landlord who can be approached by the agent. The unit is separated by ground and first floor and accessed via the main entrance at the front of the building. Each floor has a range of separate offices, bathrooms and staff areas but benefit from large open plan work spaces with load bearing concrete floors, gas powered central heating and natural light from the front of the building. There may be an option to rent one floor rather than the whole building, with interested parties encouraged to call to discuss.

LOCATION

The unit is located on Whieldon Road Industrial Estate around 200 m from the A500. The unit is surrounded by similar industrial and office type buildings and businesses with HGV access via the rear and side.

BUSINESS RATES

Each unit is assessed separately and as such, the site can be split into one, two or three units.

Unit 21

Rateable Value: £13,500
Rates Payable: £6,736.50

Unit 22

Rateable Value: £6,100
Rates Payable: 3,043.90

Unit 22a

Rateable Value: £5,000
Rates Payable: £2,495

Note: Small Business Rates Relief may be applicable to some ingoing tenants but applicants are encouraged to do their own research with the Valuation Office.

RENT

Year 1 is £35,760pa with a rent increase to £40,000pa in May 2026, and £45,000pa in May 2027 onwards.

VAT

The rent is subject to VAT.

ACCOMMODATION

Ground floor – Unit 21

GIA: 6,548 sq ft

Including offices, open plan workshop, storerooms, kitchen and bathrooms

First floor – Unit 22

GIA: 3,882 sq ft

Including workshop and associated rooms

First floor – Unit 22a

GIA: 2,767 sq ft

Including workshops and associated rooms

Total GIA: 13,197 sq ft

SERVICES

Mains electricity, gas, water and drainage are connected. No services have been tested by the agents.

TENURE

Available by way of a new Full Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a term of years to be agreed. There will be rent reviews every 3 years and each party will bear their own legal costs associated with the lease.

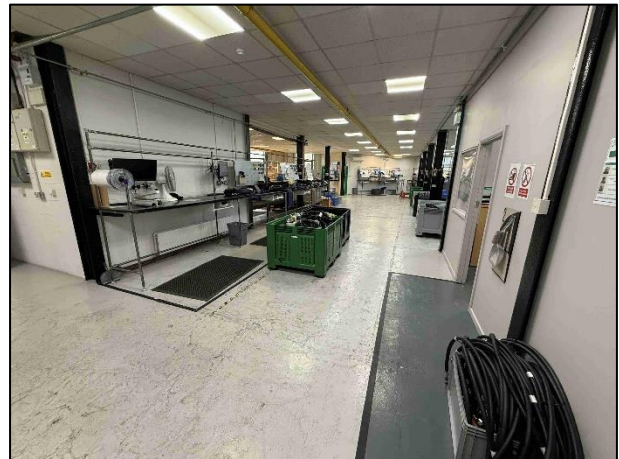
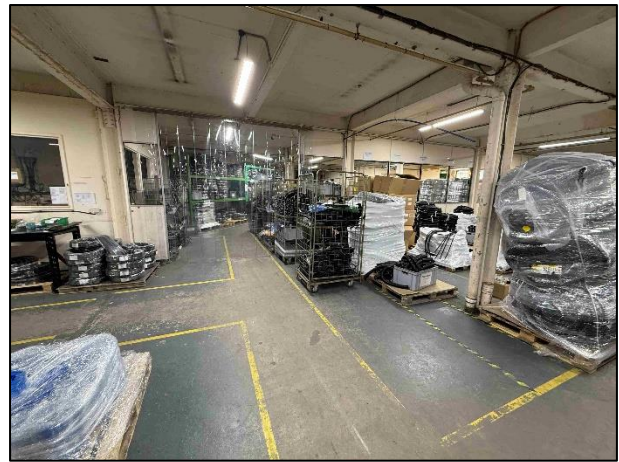
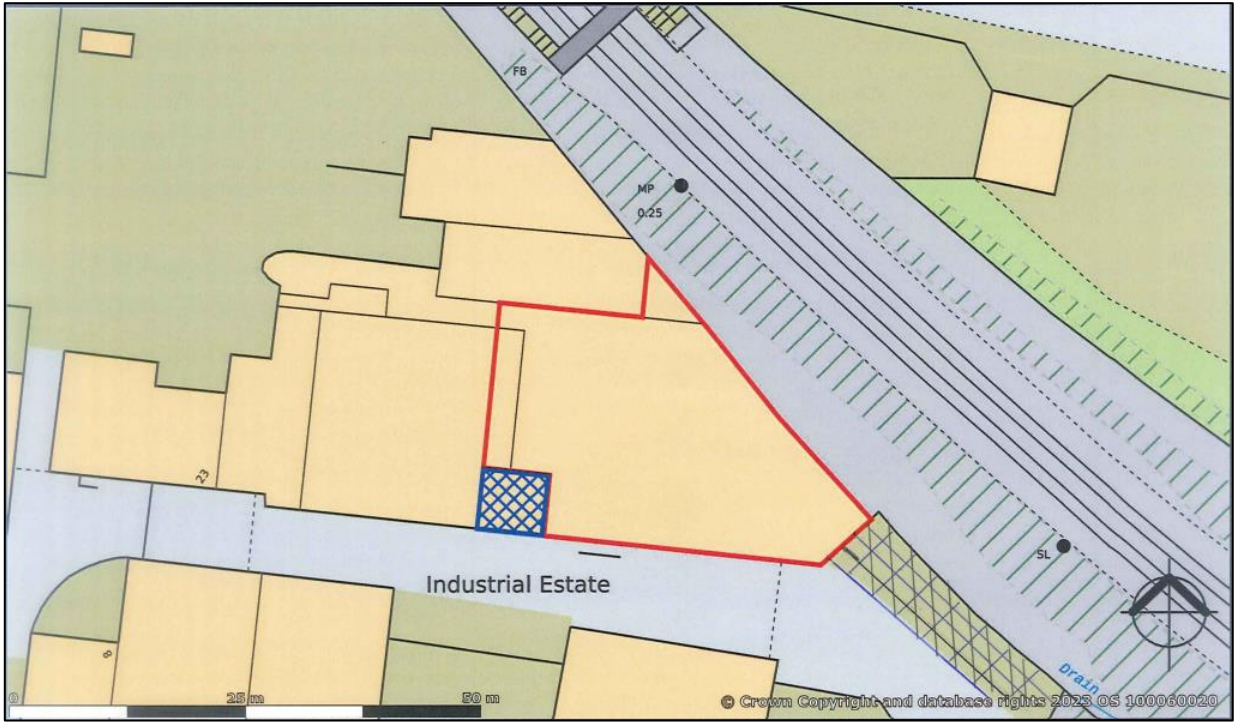
ANTI MONEY LAUNDERING REGULATIONS

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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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements