



RORY MACK

ASSOCIATES

**UNIT 1 TRENT HOUSE, DUNNING,
STREET, TUNSTALL, STOKE ON
TRENT, ST6 5AP**

**FOR SALE
VACANT
POSSESSION
£650,000**

- Warehouse/industrial unit with offices extending to 11,381 sq ft GIA
- Semi-detached building with parking for multiples vehicles
- Steel portal framed unit with 13'9 to eaves
- Loading area with electric roller shutter to the side
- EPC: Band D (86)



UNIT 1 TRENT HOUSE

DUNNING STREET, TUNSTALL

STOKE ON TRENT, ST6 5AP

GENERAL DESCRIPTION

A substantial warehouse/industrial premises of portal framed design with a minimum eaves height of 13'9" rising to an apex of 22 feet. The building is well presented and has road frontage and access onto Dunning Street with a ground floor GIA of 8,777 sq ft with an additional 2,604 sq ft of office space above. The outgoing tenant has put in temporary partitions which will be cleared for the sale leaving an open warehouse space. The building is accessed by roller shutter doors with 14'6" clearance into the loading area and reception plus offices to the front of the building. Externally there is also the benefit of a secure and surfaced yard area providing vehicle access and car parking. The adjoining unit behind can be purchased alongside Unit 1 with further information available through the agent.

LOCATION

Trent House is located off Dunning Street and around ¼ of a mile from the High Street and the A50. The Tunstall and Kidsgrove turnoff for the A500 is 1.5 miles away and junction 16 of the M6, 6 miles away.

TENURE

The building is held on a 999-year long lease at a peppercorn rent with 962 years remaining and will be sold subject to contract and with vacant possession upon completion. The freehold can also be made available if required.

BUSINESS RATES

Unit 1 Trent House

Rateable value	£55,000
Rates payable	£27,760pa (26/27)

SERVICES

All mains services are connected. There is gas central heating in the office areas and gas blow heater in the warehouse plus 3 phase electricity available in the workshops. No services have been tested by the agents.

VAT

The sales price is not subject to VAT.

ACCOMMODATION

Unit 1 Trent House

Ground floor comprises: warehouse, workshops, office space and welfare facilities.

GIA: 8,777 sq ft

Of which, 823 sq ft is office space.

First floor comprises: a range of office suites with welfare facilities.

GIA: 2,604 sq ft

Total GIA: 11,381 sq ft

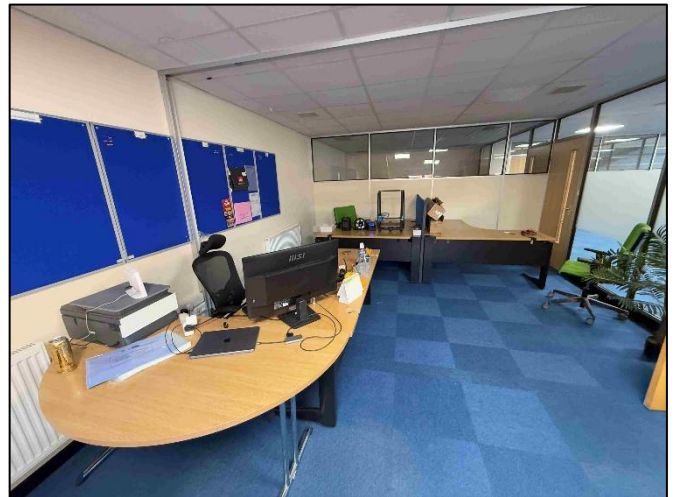
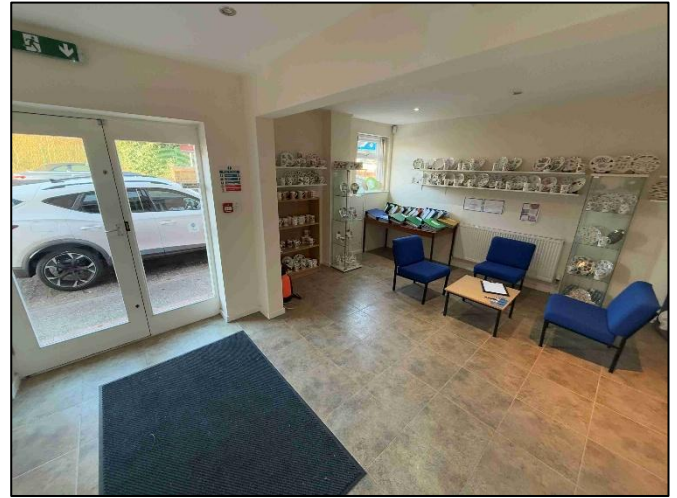
UNIT 2 TRENT HOUSE

The smaller unit attached to Unit 1 is also available to purchase alongside if required. Please contact the agent to discuss further.

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.

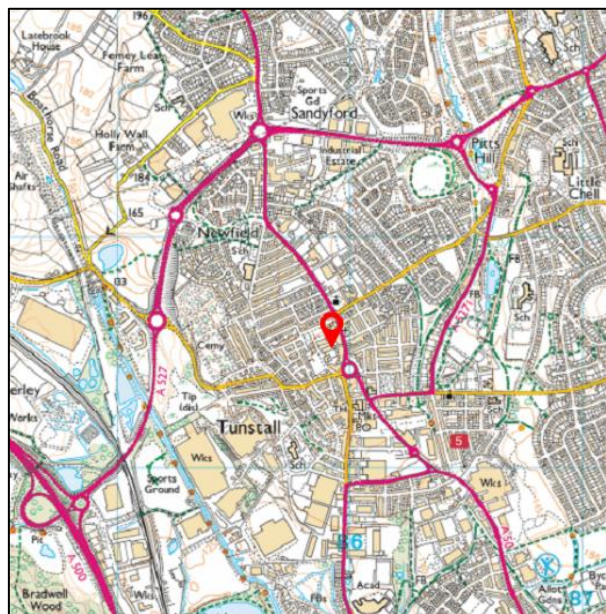
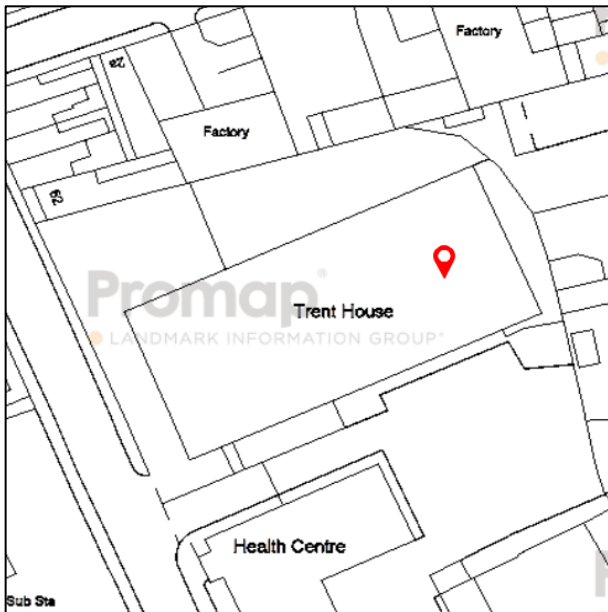
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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