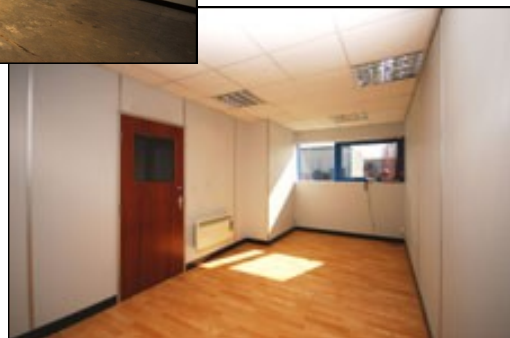


2,500 ft² Commercial Unit



Unit 11A
Park Hall Business Village
Longton
Stoke-on-Trent
ST3 5XA



To Let

Marcus House Estates are pleased to present this HI-SPEC commercial unit of 2,500 Sq Ft, located near to the beautiful country park of Park Hall and easily accessible from all parts of Stoke on Trent and the M6 together with M1 Motorways. Located near to the A50.

T: 01782 599313 E: info@marcus-house.co.uk

2,500 ft² Commercial Unit



GENERAL DESCRIPTION

A High-Specification Unit with extended office accommodation covering 1,250 Sq Ft with the remaining unit comprising of open floor space with access from automatic roller shutter door. The office accommodation benefits from full network cabling throughout.

LOCATION

Parkhall Business Village located one mile from the A50 trunk road, 10-15 mins from J15 of the M6 and adjacent to Park Hall Country Park and Golf Course.

ACCOMMODATION

Offices (incl. kitchen, disabled WC, storeroom)	1,250 sq ft
Warehouse	1,250 sq ft

RATING

Rates Payable £5,950 per annum (2011/12)

SERVICES

Mains electricity, gas, water and drainage are connected.

VAT

Rent is subject to VAT.

TENURE

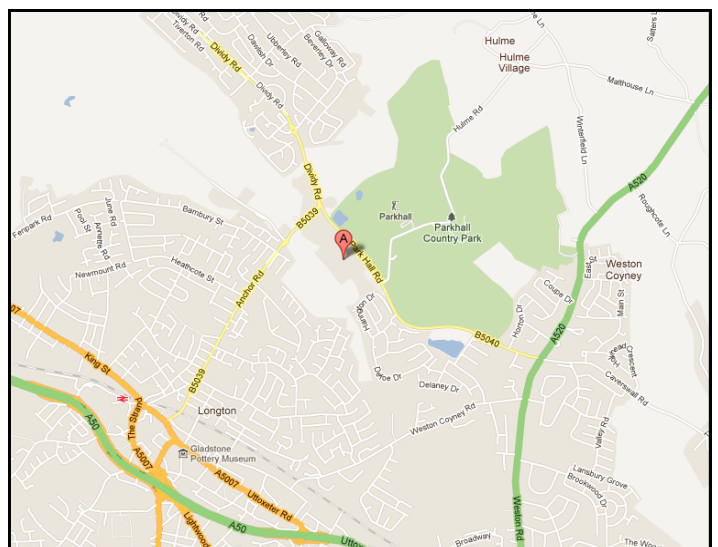
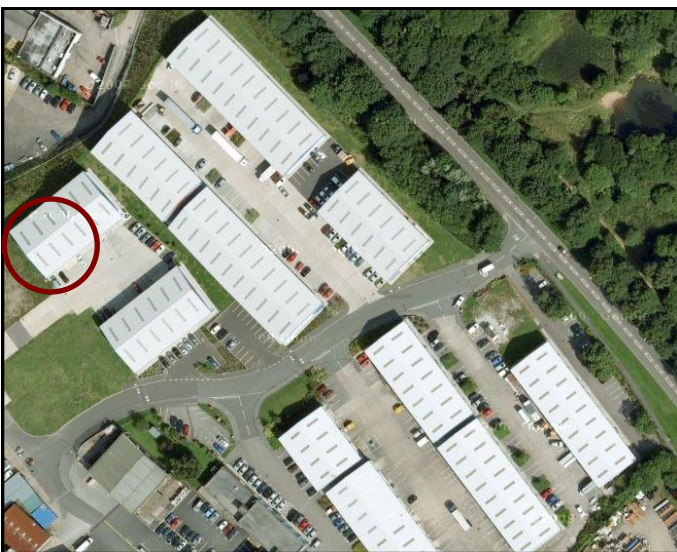
The property is available by way of a full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for Landlords reasonable legal fees.

VIEWING

Please contact:
Marcus House Estates
Marcus House
Park Hall Business Village
Longton
Stoke-on-Trent
ST3 5XA

CONTACT

Tel: 01782 599313
Fax: 01782 599224
Email: info@marcus-house.co.uk
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