

# 7,500 ft<sup>2</sup> Commercial Unit



Unit 10C/10B  
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 7,500 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](mailto:info@marcus-house.co.uk)

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## GENERAL DESCRIPTION

A High-Specification Unit with office accommodation with access from automatic roller shutter door. This unit benefits from a prominent location on site.

## LOCATION

Park Hall 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)  
Warehouse

400 sq ft  
7,100 sq ft

## RATING

Rates Payable £15,500 per annum (2011/12)

## SERVICES

Mains electricity, gas, water and drainage are connected.

## VAT

Rent is subject to VAT.

## TENURE

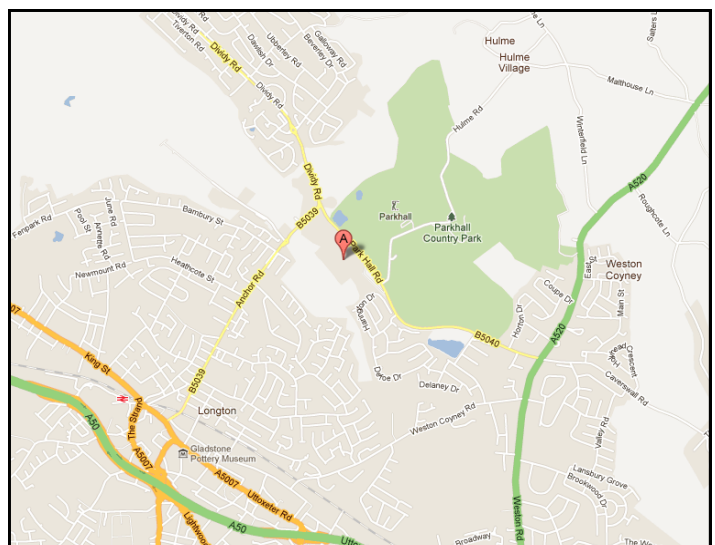
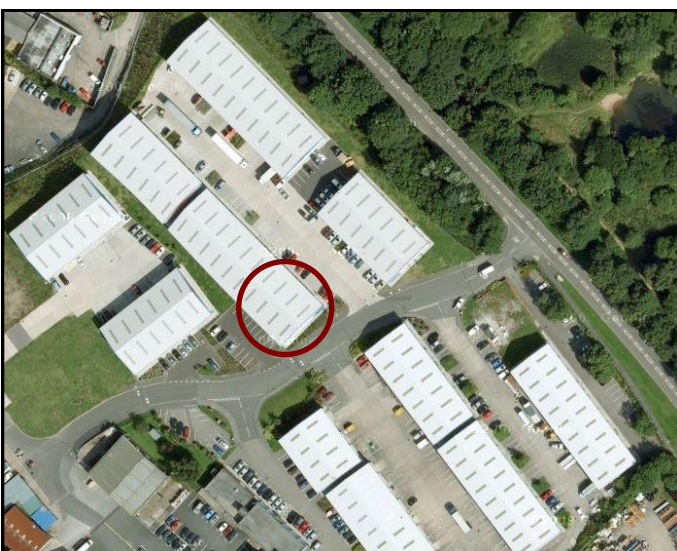
The property is available by way of a full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for Landlords reasonable legal fees.

## VIEWING

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

## CONTACT

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