

# Freehold For Sale

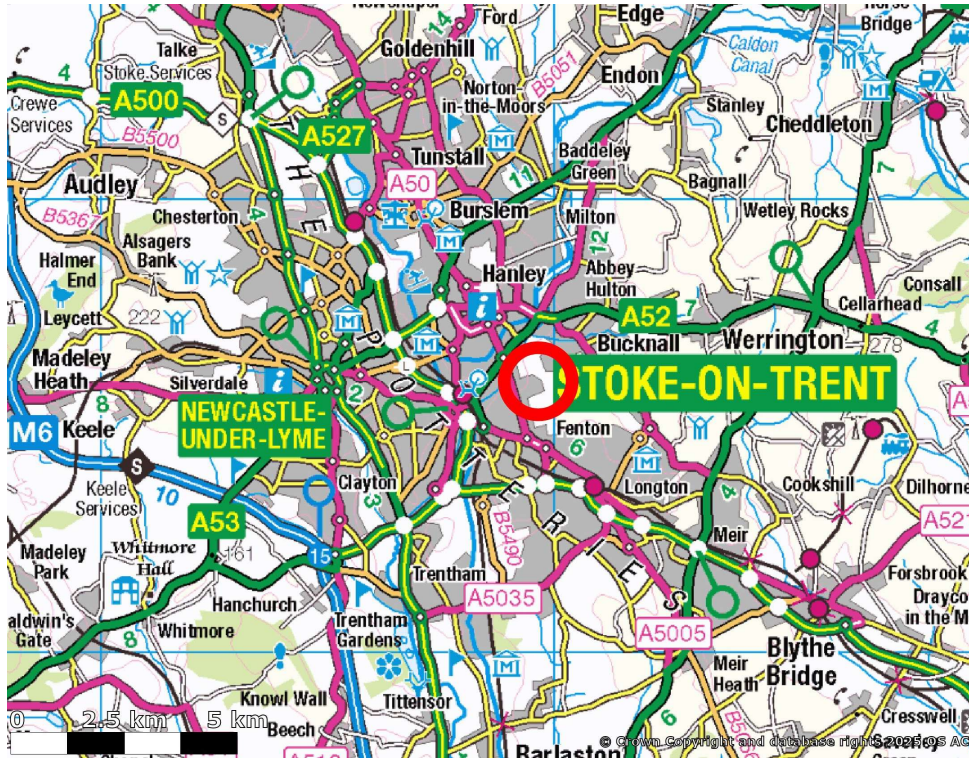
On the instruction of the Joint Administrators of Prohire Limited



REACT HOUSE, SPEDDING ROAD, NEWCASTLE-UNDER-LYME, STOKE-ON-TRENT, ST4 2ST

Mixed-use property providing a mix of office and industrial space, plus generous yard and car parking facilities





## LOCATION

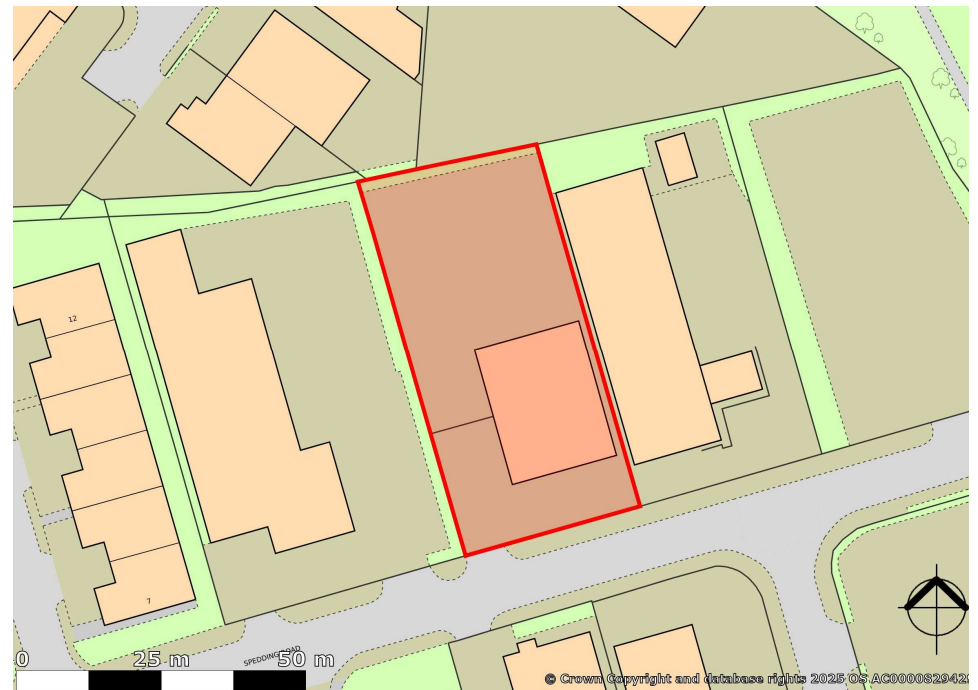
Situated on Spedding Road within Newcastle-under-Lyme benefiting from a well-established position in the Fenton Park Industrial Estate. This prominent commercial area is home to a diverse mix of industrial businesses, warehousing, distribution companies and trade counters.

This property boasts excellent transport links, being located approximately 2.5 miles west of Junction 15 of the M6 motorway, which provides direct access to Birmingham and Manchester. The site is approximately 1.8 miles northeast of Stoke-on-Trent city centre.

## DESCRIPTION

The subject property comprises a detached two-storey building of steel portal frame construction with cavity brick and blockwork walls, and profile metal cladding to the rear beneath a pitched insulated asbestos cement sheeted roof. Originally an industrial unit, it has been extensively adapted to provide mainly office accommodation across both floors.

The interior includes modern amenities such as air conditioning, uPVC windows, perimeter trunking and gas central heating. Security features include alarm systems, intercom coded entry and CCTV. The site extends to approximately 0.51 acres (0.21 hectares) and benefits from two gated access points, a concertina loading door, and a secure perimeter with concrete posts and mesh fencing. Externally there are 48 car parking spaces, including 4 EV charging points.









## ACCOMMODATION

The property provides the following approximate Gross Internal Area:

	Sq M	Sq Ft
Ground Floor Offices	400.80	4,314
First Floor Offices	272.81	2,936
Ground Floor Warehouse	41.19	443
Mezzanine Storage	88.76	955
<b>Total</b>	<b>803.56</b>	<b>8,650</b>

## PLANNING

We recommend that any Town Planning related enquiries are directed to Stoke-on-Trent City Council (01782 234234).

## BUSINESS RATES

The rateable value of the property is £38,750.

## ENERGY PERFORMANCE

EPC – C (51)

The full EPC is available upon request.

## TENURE

The property is held freehold, under title number SF265630.

## LEGAL COSTS & VAT

Each party is to bear their own legal costs.

VAT, if applicable, will be payable at the prevailing rate.

## GUIDE PRICE

Offers are invited for the freehold interest.

## VIEWINGS

Strictly via the sole agents, Hilco Global Real Estate Advisory.

## CONTACTS:

For further information please contact:

**Craig Watson**

07368 254419

cwatson@hilcoglobaladvisors.co.uk

**Sean Flynn**

07519 128827

sfflynn@hilcoglobaladvisors.co.uk

