

# Richardson

Unit 4, The Sylvan Centre  
Normacot Road  
Stoke-on-trent ST3 1PW

**TO LET £6,500 pax**



- Storage/Workshop
- On Site Parking
- Shared Fenced and gated site
- Immediately available
- 1,452 sq ft (approx)
- Close To A50
- Flexible lease terms
- Energy Rating: F



rightmove 

Sheep Market House, 3 Sheepmarket  
Stamford, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**

**LOCATION**

The Sylvan Centre is situated just off the A50 in the Longton area of Stoke On Trent providing excellent road links throughout the city and further afield.

**DESCRIPTION**

The Sylvan Centre comprises a range of workshop, storage and office units located within a self-contained, fenced and gated site. The unit is suitable for a variety of uses including storage, hosiery, engineering, furniture, catering equipment, pottery, office etc.

**ACCOMMODATION**

Unit 4 - 1452 sq ft Ground and First Floor.

**SERVICES**

Mains electricity is connected.

**TERMS**

The unit is available to let on competitive and flexible terms. Rent is to be paid monthly in advance by bank standing order. Service charge and buildings insurance is payable in addition to the rent. Approved uses only. Full ID documents and a security deposit are required together with a lease arrangement fee of £150 plus VAT.

**EPC**

Energy Rating: F

**BUSINESS RATES**

All tenants are responsible for the payment of their own business rates, although most of the units may qualify for small business rates relief - interested parties should check with Stoke City Council.

Rateable Value: £3,550

**VIEWING**

For an appointment to view or further information please contact -

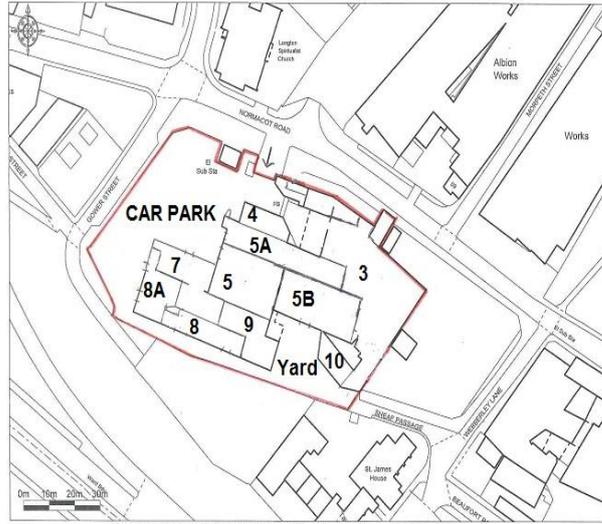
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SYLVAN CENTRE, NORMACOT ROAD, STOKE ON TRENT, ST3 1PW



SITE PLAN

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:-

- 1.The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- 2.All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- 3.No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- 4.No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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