

**TO LET**  
**STORAGE UNIT**

**Unit 11, Park Works Ogden Road, Hanley, Stoke On Trent, ST1 3BT**

**378 SQ.FT.**  
**35 SQ.M.**



**SANDYFORD**  
**PROPERTIES**  
COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

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## LOCATION

The Property is located on Ogden Road close to the intersection and just off Lichfield Street (A50) on the southern periphery of Hanley City Centre.

## DESCRIPTION

An open plan storage unit, complete with electronic roller shutter door and LED lighting.

The property benefits from a shared car park to the side of the property, located on Regent Road.

## TENURE

A new Licence to Occupy is available on terms to be agreed.

## ACCOMODATION

Gross Internal Area of 378 SQ. FT. (35.12 SQ. M.)

## PLANNING

This property falls under use Class B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

## RENT

£3,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC.

## ASSESSMENT

No business rates.

## LEAGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

## VAT

VAT is not applicable.

## MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.



## CONTACT

For further details or to arrange an inspection please contact:

Charlotte Worthington, MRICS

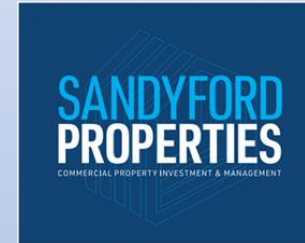
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