

**MAY SUBLET  
IN PART**



# ENTERPRISE HOUSE

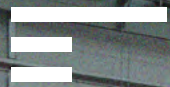
TALKE ≡ **STOKE-ON-TRENT** ≡ ST7 1TL

**FULLY FITTED WAREHOUSE / DISTRIBUTION FACILITY**

221,691 SQ FT (20,595.6 SQ M)  
≡ TO LET



# AT A GLANCE



8 DOCK DOORS AND  
3 LEVEL ACCESS DOORS



IN-RACK  
SPRINKLER SYSTEM



12.5M EAVES TO  
UNDERSIDE OF HAUNCH

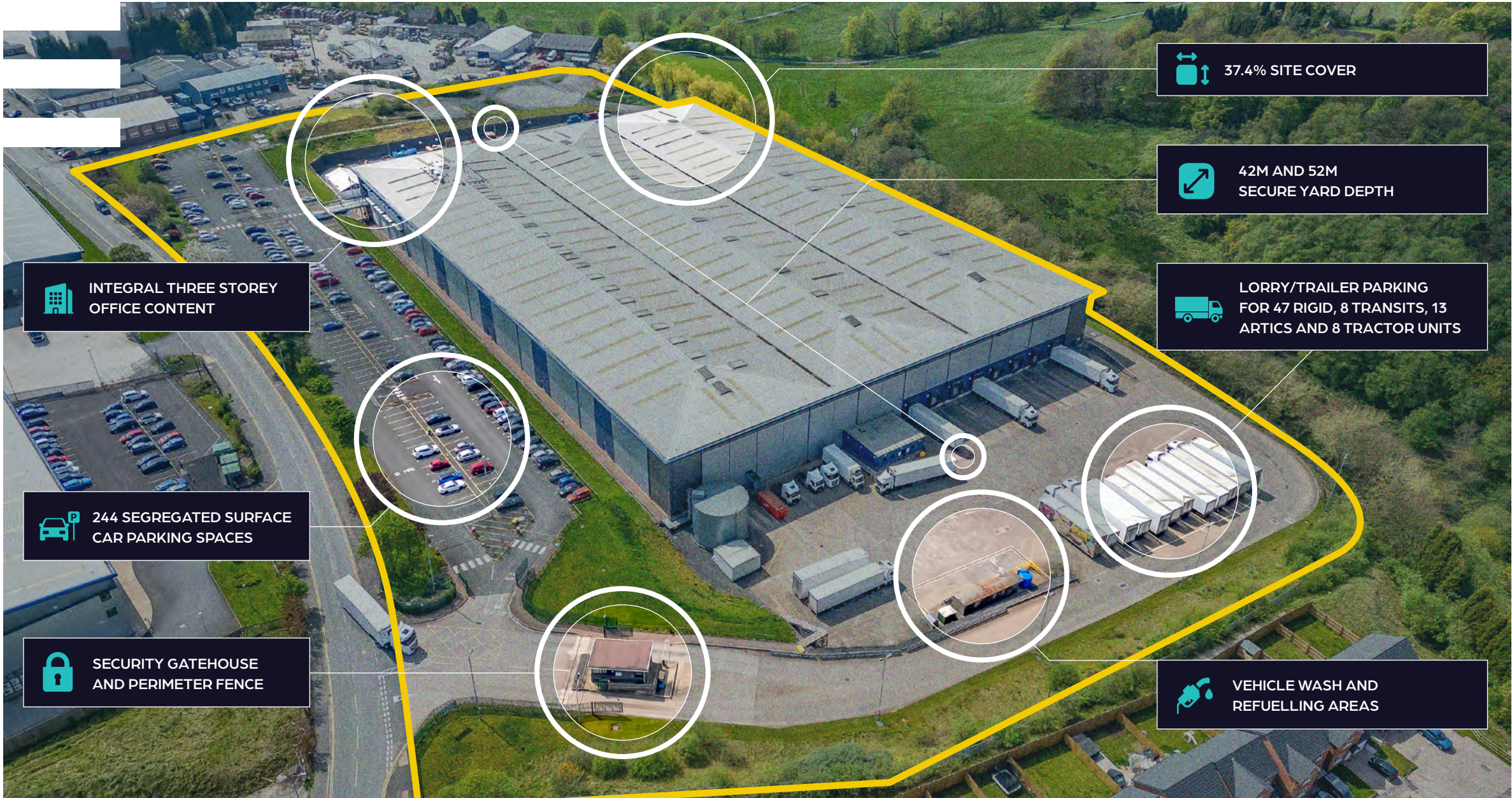


WIDE AISLE RACKING IN SITU  
( C.18,300 PALLET SPACES)




FLOOR LOADING  
50KN PER SQ M






 37.4% SITE COVER

 42M AND 52M  
SECURE YARD DEPTH

 LORRY/TRAILER PARKING  
FOR 47 RIGID, 8 TRANSITS, 13  
ARTICS AND 8 TRACTOR UNITS

 INTEGRAL THREE STOREY  
OFFICE CONTENT

 244 SEGREGATED SURFACE  
CAR PARKING SPACES

 SECURITY GATEHOUSE  
AND PERIMETER FENCE

 VEHICLE WASH AND  
REFUELLING AREAS



## ACCOMMODATION

	SQ M	SQ FT
Ground floor warehouse/plant/offices	18,667.1	200,932
Ground floor goods in offices	32.1	346
Ground floor transport offices	126.0	1,356
Security gatehouse	30.8	332
First floor offices	869.8	9,362
Second floor offices	869.8	9,362
<b>TOTAL (GIA)</b>	<b>20,595.6</b>	<b>221,691</b>

# WELL CONNECTED

ENTERPRISE HOUSE ≡ WEST AVENUE ≡ TALKE ≡ STOKE-ON-TRENT ≡ ST7 1TL

Located on the Nelson Industrial Estate in Kidsgrove, the property occupies a prominent site fronting West Avenue which is the Estate's principal road. Junction 16 of the M6 is located approximately 3 miles in a westerly direction and Junction 15 of the M6 approximately 6 miles away in a southerly direction.

## ROAD

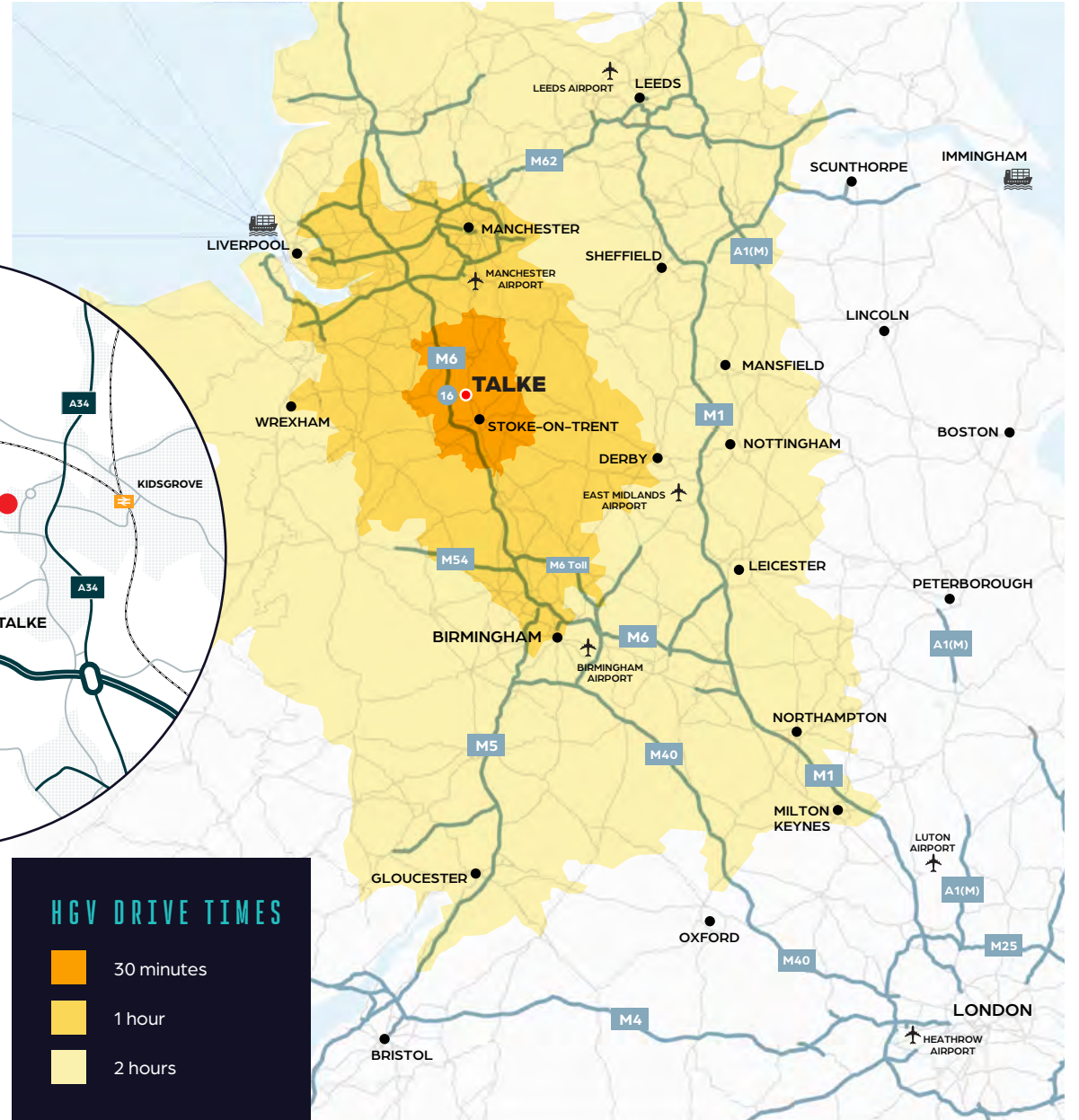
Birmingham	52 miles	1 hour
Liverpool	49 miles	1 hour 7 mins
Manchester	37 miles	57 minutes
Hull	140 miles	2 hours 34 mins
London	167 miles	3 hours 22 mins

## RAIL

Kidsgrove	1.6 miles	4 mins
Stoke on Trent	7.1 miles	12 min

## AIRPORTS

Manchester	29 miles	40 mins
Liverpool	44 miles	55 mins
East Midlands	52 miles	1 hour 4 mins
Birmingham	63 miles	1 hour 10 mins



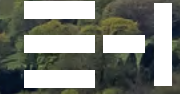


A500

Electro-wind limited



Building Supplies Ltd



ENTERPRISE HOUSE

A500 / A34

WEST AVENUE

RELIANCE MEDICAL  
'Leading First Aid'

KIDSGROVE ↓





## AVAILABILITY

Available via sub-lease or assignment at a low passing rent of £1,422,000 per annum exclusive (£6.41 per sq ft). The head lease expires 12th December 2027 and benefits from Security of Tenure, having been granted inside of the Landlord and Tenant Act 1954 PII.

Alternatively, a smaller portion of the property may be available via sub-lease in part, or the entire property may be available via new lease from the landlord, on terms to be agreed.

## BUSINESS RATES

2023 Rateable Value £1,090,000.

## EPC

C (65).

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## SERVICE CHARGE

There is no service charge.

## ADDITIONAL LAND

Expansion land to the southern boundary (owned by the current tenant) may be available to purchase on a freehold basis, by separate negotiation.





# ENTERPRISE HOUSE

## VIEWING

Strictly by appointment through the joint agents:



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