ENTERPRISE HOUSE

TALKE | STOKE-ON-TRENT | ST7 1TL

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TO LET



221,691 SQ FT (20,595.6 SQ M)

FULLY FITTED WAREHOUSE / DISTRIBUTION FACILITY WITH 14 MVA POWER SUPPLY



A PRIME M6 CORRIDOR LOGISTICS FACILITY

A HIGH-BAY WAREHOUSE WITH EXTENSIVE RACKING, DOCK LOADING, AND FULLY FITTED INFRASTRUCTURE READY FOR IMMEDIATE OPERATION

WAREHOUSE FEATURES:

- 12.5M EAVES HEIGHT (TO UNDERSIDE OF HAUNCH)
- 8 DOCK LOADING DOORS AND 3 LEVEL ACCESS DOORS
- 50KN PER SQ M FLOOR LOADING
- WIDE-AISLE RACKING (APPROX. 18,300 PALLET SPACES)
- IN-RACK SPRINKLER SYSTEM
- VEHICLE WASH AND REFUELLING AREAS
- LARGE 14 MVA POWER SUPPLY

OFFICE FEATURES:

- INTEGRAL THREE-STOREY OFFICE COMPLEX
- MODERN, AIR-CONDITIONED OFFICES
- WELFARE AREAS AND MEETING ROOMS
- 244 DEDICATED CAR PARKING SPACES



EXTERNAL FEATURES:

- SECURE GATED YARDS (42M & 52M)
- GATEHOUSE & PERIMETER FENCING
- LORRY/TRAILER PARKING: 47 RIGID, 8 TRANSITS, 13 ARTICS, 8 TRACTORS
- 37% SITE COVERAGE





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
TOTAL (GIA)	**20,595.6**	**221,691**



ESTABLISHED INDUSTRIAL LOCATION

GOOD ACCESS TO M6 J15 & 16 AND THE UK LOGISTICS NETWORK



WELL CONNECTED

ENTERPRISE HOUSE | WEST AVENUE | TALKE | STOKE-ON-TRENT

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 5 miles in a westerly direction and Junction 15 of the M6 approximately 10 miles away in a southerly direction.

SAT NAV
ST7 1TL

ROAD

M6 (J16)	5 miles
M6 (J15)	10 miles
Birmingham	52 miles
Liverpool	49 miles
Manchester	37 miles
Hull	140 miles
London	167 miles

RAIL

Kidsgrove	1.6 miles
Stoke on Trent	7.1 miles

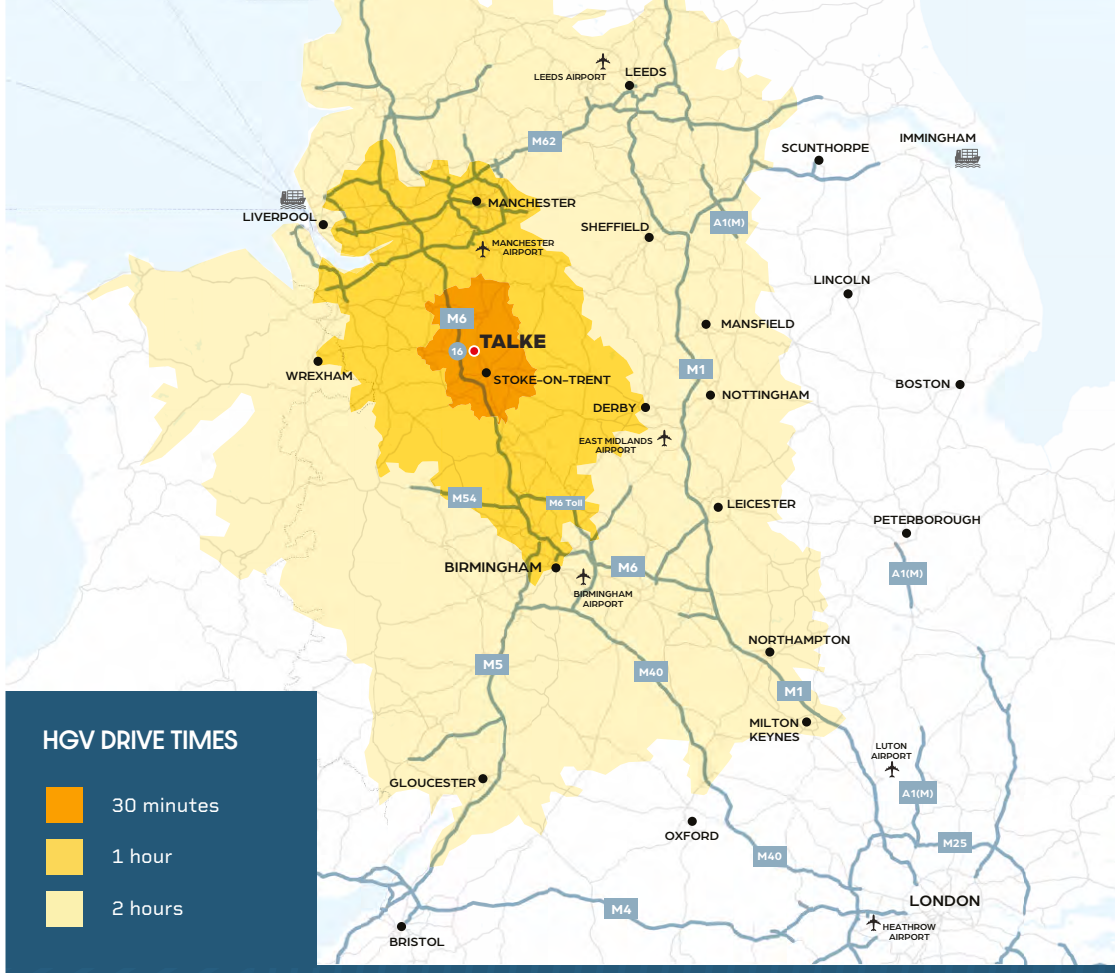
AIRPORTS

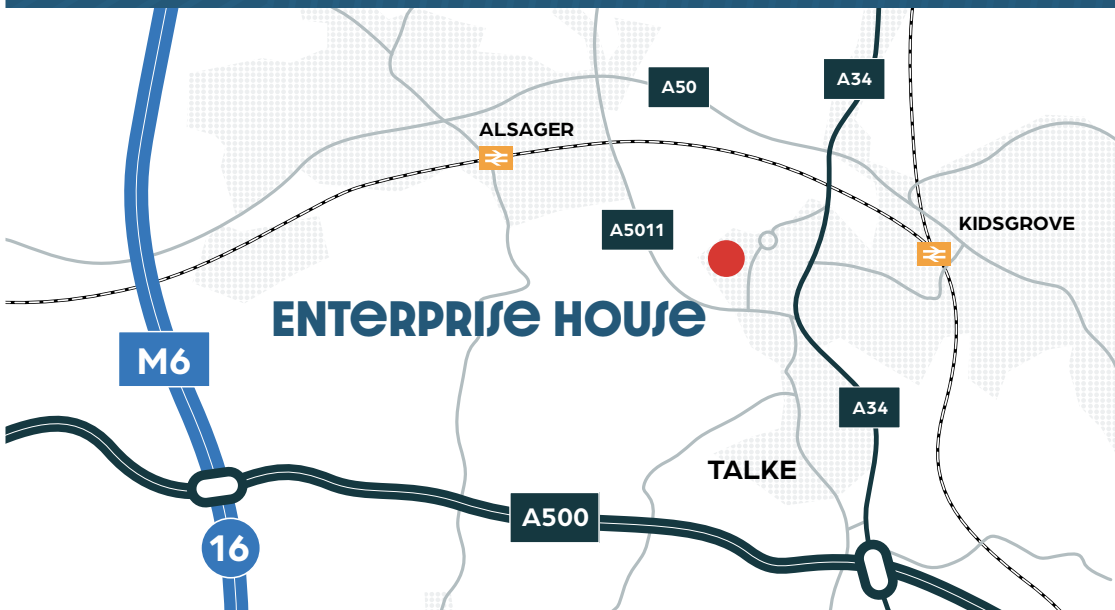
Manchester	29 miles
Liverpool	44 miles
East Midlands	52 miles
Birmingham	63 miles

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GOOGLE MAPS





VIEW ONLINE GALLERY









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 lease expires 12th December 2027 and benefits from security of tenure, having been granted inside the Landlord and Tenant Act 1954.

Alternatively, the unit is available on a new longer term lease direct from the landlord. Further details available from the agents.

BUSINESS RATES

2026 Rateable Value £1,300,000.

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.





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TO LET

VIEWING

Strictly by appointment through the joint agents:

harrislamb PROPERTY CONSULTANCY

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