

FOR SALE

OFFICES, INDUSTRIAL BUILDINGS AND SECURE YARD
Former Jesse Shirley Industrial Site
Lower Bedford Street
Etruria
Stoke On Trent
ST4 7AF



Image shows some buildings which have subsequently been demolished

Site Area : 1.69 Acres
Development potential subject to planning
Useful Offices, Laboratory Space, Workshops and
Storage Buildings
Price : On Application

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DESCRIPTION

Former site of Jesse Shirley Industrial Works situated to the northern side of Lower Bedford Street, Etruria, Stoke on Trent.

The area of land extends to approximately 1.69 acres and has extensive frontage overlooking the Trent and Mersey Canal.

The site includes various industrial buildings including the former Jesse Shirley Mill and benefits from direct access from Lower Bedford Street. Adjacent to the site is the Etruria Industrial Museum.

The sale includes the Etruria Industrial Museum which is let to Stoke on Trent City Council for a term of 105 years commencing 16th July 1999 at a current rental of £840 per annum plus VAT.

LOCATION

Lower Bedford Street is an extension of Castlefield Street accessed from Shelton New Road which provides short access to Hanley City Centre and the A500 dual carriageway.

Access to the M6 Motorway is available from either Junction 15 southbound or Junction 16 northbound.

The site is also less than 1 mile from Stoke Railway Station.

PLANNING

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

EPC

An EPC has been commissioned and will be made available to prospective buyers on request.

SERVICES

Interested parties should make their own enquiries with competent authorities as regard to the availability of services to the site.

ACCOMMODATION

Office Building :
4,324 sq.ft. NIA approx.

12 Parking Spaces

High Bay Shed :
2,354 sq.ft. GIA approx

Former Generator Building :
1,838 sq.ft. or thereabouts with two 2 Tonne Cranes

Former Works/Production Space :
7,944 sq.ft. GIA approx..

Please note that some of the buildings shown on the photograph have been demolished.

Etruria Industrial Museum is believed to be a Listed Grade II Star Building and a Scheduled Ancient Monument.

The site has an area of 1.69 Acres (0.68 hectares) or thereabouts

PRICE

On Application

Consideration may be given to a sale of the site in parts.

VAT

All prices quoted are exclusive of, but may be subject to V.A.T.

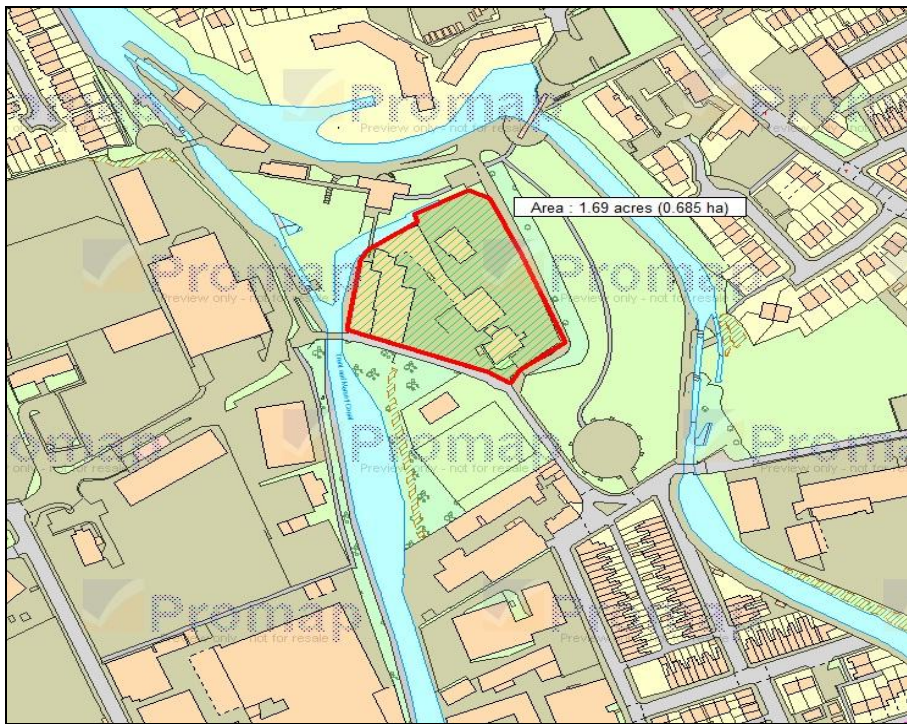
VIEWING

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