

Appendix I

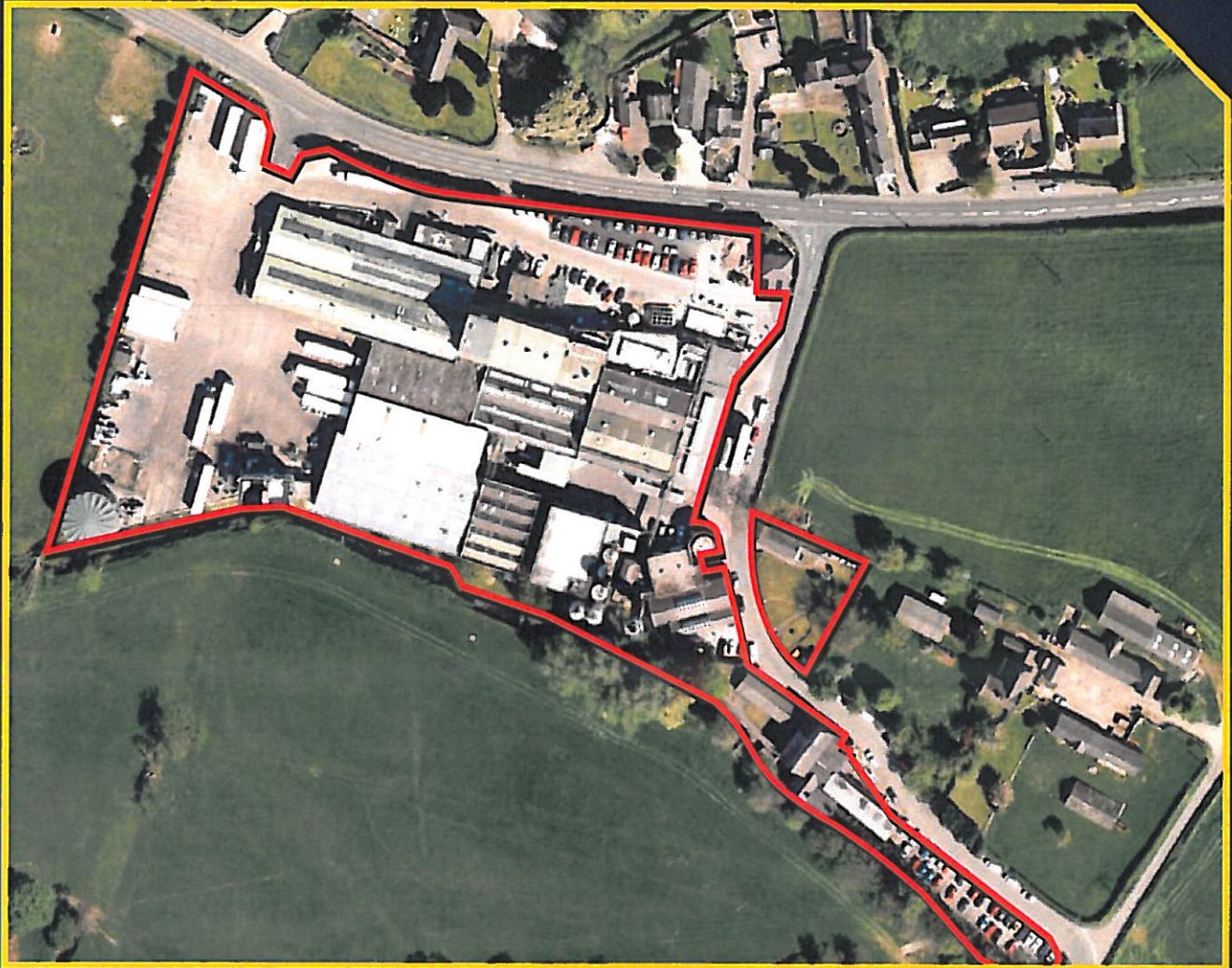
Marketing Particulars

FOR SALE/TO LET Former Dairy Premises



UTTOXETER ROAD

FOLE | UTTOXETER | STAFFS | ST14 5EH



95,418 sq.ft. (8,864.33 sq.m.)

Approx. Gross Internal Area

Total Site Area circa 5 acres (2.0235 hectares)

- Extensive dairy
- Large surfaced yard area
- Convenient access to A50 dual carriageway

a unique opportunity in the heart of the Staffordshire countryside



Location

The property is located in the hamlet of Fole on the A552 Uttoxeter Road being approximately 4 miles north of the town of Uttoxeter and 2 miles south of the village of Upper Tean. The A522 links into the A50 dual carriageway at Uttoxeter which provides an east-west link between the M6 in the west and the M1 Motorway to the east at Junction 24A.

Description

The property comprises an industrial complex which was formerly operated as dairy premises. The site houses approximately 20 buildings ranging from steel portal frame industrial property to multi storey office and administration areas. The property abuts the River Tean and has a large service yard area to its northern boundary. The site is suitable for a range of differing uses subject to the relevant consents.

Accommodation

A complex of industrial buildings totalling 95,418 sq.ft. (8,864.33 sq.m.) including offices. Total Site Area circa 5 acres (2.0235 hectares).

Tenure

The property is available for sale or to let on terms to be agreed.

Price/Rent

On application.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Rating Assessment

Verbal enquiries reveal a Pateable Assessment of £150,000. Prospective occupiers are advised to make their own enquiries at Staffordshire Moorlands District Council.

Legal Costs

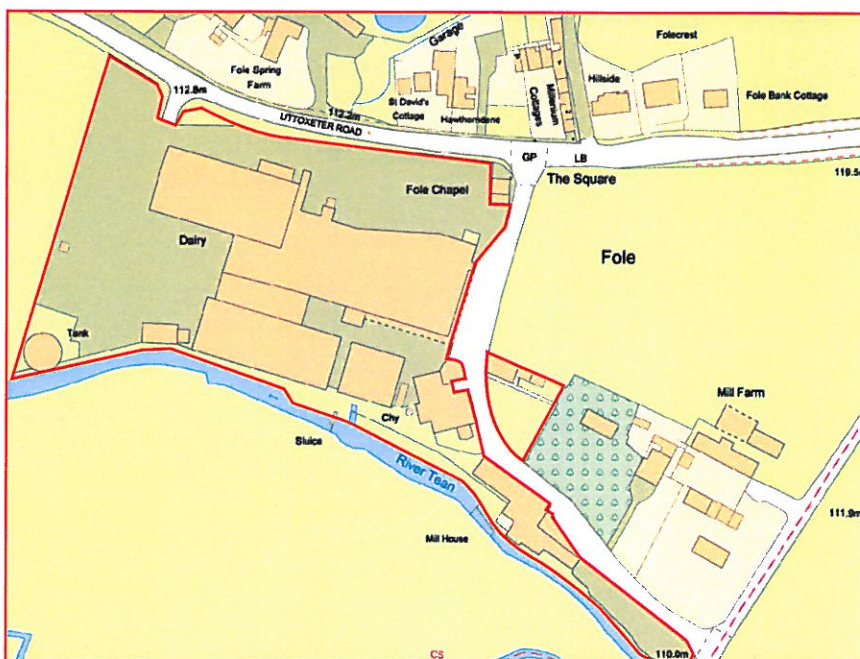
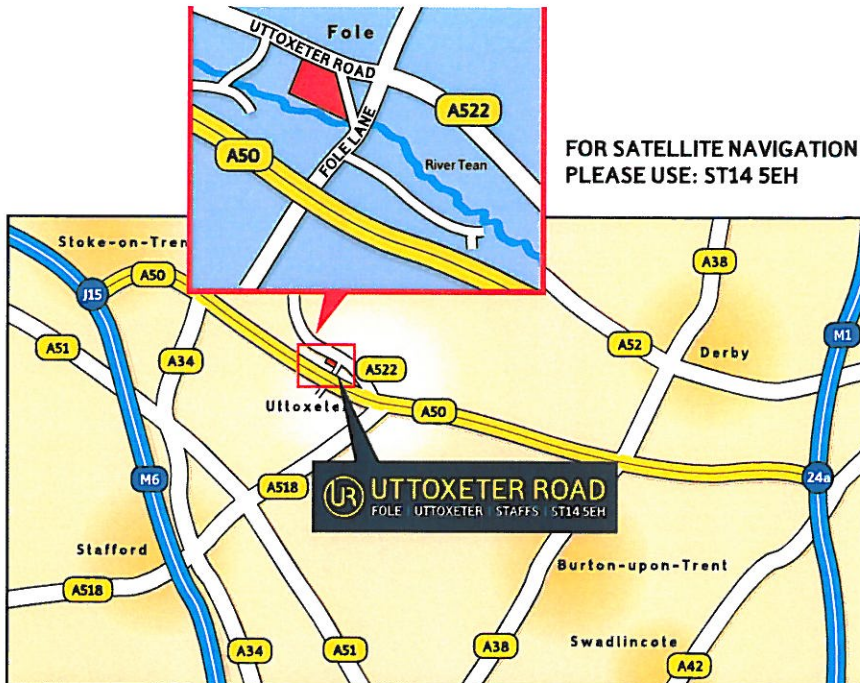
Each party is to bear their own legal costs in connection with the transaction.

VAT

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

Viewing

Strictly via the sole agent.



Red outline denoting site boundary for illustrative purposes only

harrislamb
PROPERTY CONSULTANCY
Birmingham 0121 455 9455
Stoke-on-Trent 01782 272555
www.harrislamb.com

STOKE-ON-TRENT: RICHARD MOUNSEY
richard.mounsey@harrislamb.com

BIRMINGHAM: CHARLES D'AUNCEY
charles.d'auncey@harrislamb.com

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REF: 9312 October 2009