



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Calton Engineering Works Common Lane

Calton, Stoke-On-Trent, ST10 3LD

TO LET

Calton Engineering Works offers an excellent opportunity to rent a sizeable industrial building (over 6000 square feet) with scope for further extension. The site is suitable for a variety of uses and also benefits from a spacious yard area. The site extends to 0.85 acres or thereabouts and viewing is recommended to appreciate the possibilities on offer.

The Yard Area and Buildings can be let separately or combined and terms are flexible.

Tenant is responsible for all building maintenance and repairs.

£300 Per Week

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[Directions](#)

[Services](#)

[What 3 Words Location Code](#)

[Additional Land](#)

[Accommodation Comprises:](#)

[Viewings](#)

[Pedestrian Door to the Reception Room](#)

[Tenure and Possession](#)

[Measurements](#)

[Principle Room](#)

93'4" x 60'0" (28.45 x 18.31)

[Offices](#)

21'7" x 6'11" (6.6m x 2.13m)

[W.C](#)

[Canteen / Kitchen](#)

15'7" x 6'10" (4.76m x 2.10m)

[Mezzanine Above Office](#)



[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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