

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 CROWN BUSINESS PARK, GOVAN ROAD, FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS



Contact Rob Stevenson rob@mounseysurveyors.co.uk

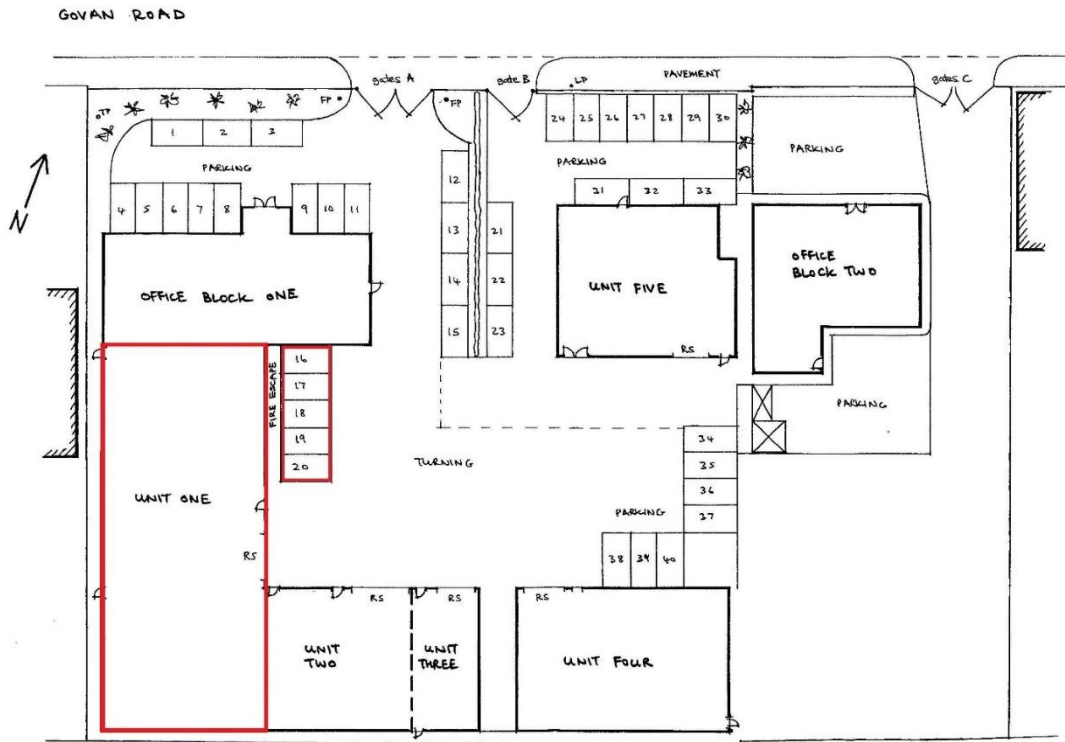
T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 CROWN BUSINESS PARK, GOVAN ROAD, FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS



LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A50 dual carriageway and approximately 2.0 miles to the south of Hanley (City Centre). Other occupiers onsite include Sanctuary Housing, Lifeways, NHS and Chaffinch Document Shredding.

DESCRIPTION - [360 Tour Link](#)

The unit is a well presented warehouse building of modern characteristics, being of steel portal frame construction beneath a pitched, profile clad roof surface incorporating sky lights. Internally the building is open plan incorporating a reception area, offices and toilet facilities.

The property benefits include:

- Three phase power supply
- Electric roller shutter
- 5 private parking spaces
- Shared onsite visitor/overflow parking
- Sodium lighting
- 5.5m eaves



ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	464.40	5,000
Total	464.40	5,000

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 CROWN BUSINESS PARK, GOVAN ROAD,
FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS

TENURE

The premises are available by way of a new Lease to be agreed. The Lease will include an estate charge equivalent to 10% of the rent passing and will be excluded from the Landlord & Tenant Act.

RENT

£33,750 per annum plus VAT.

EPC

TBC

RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

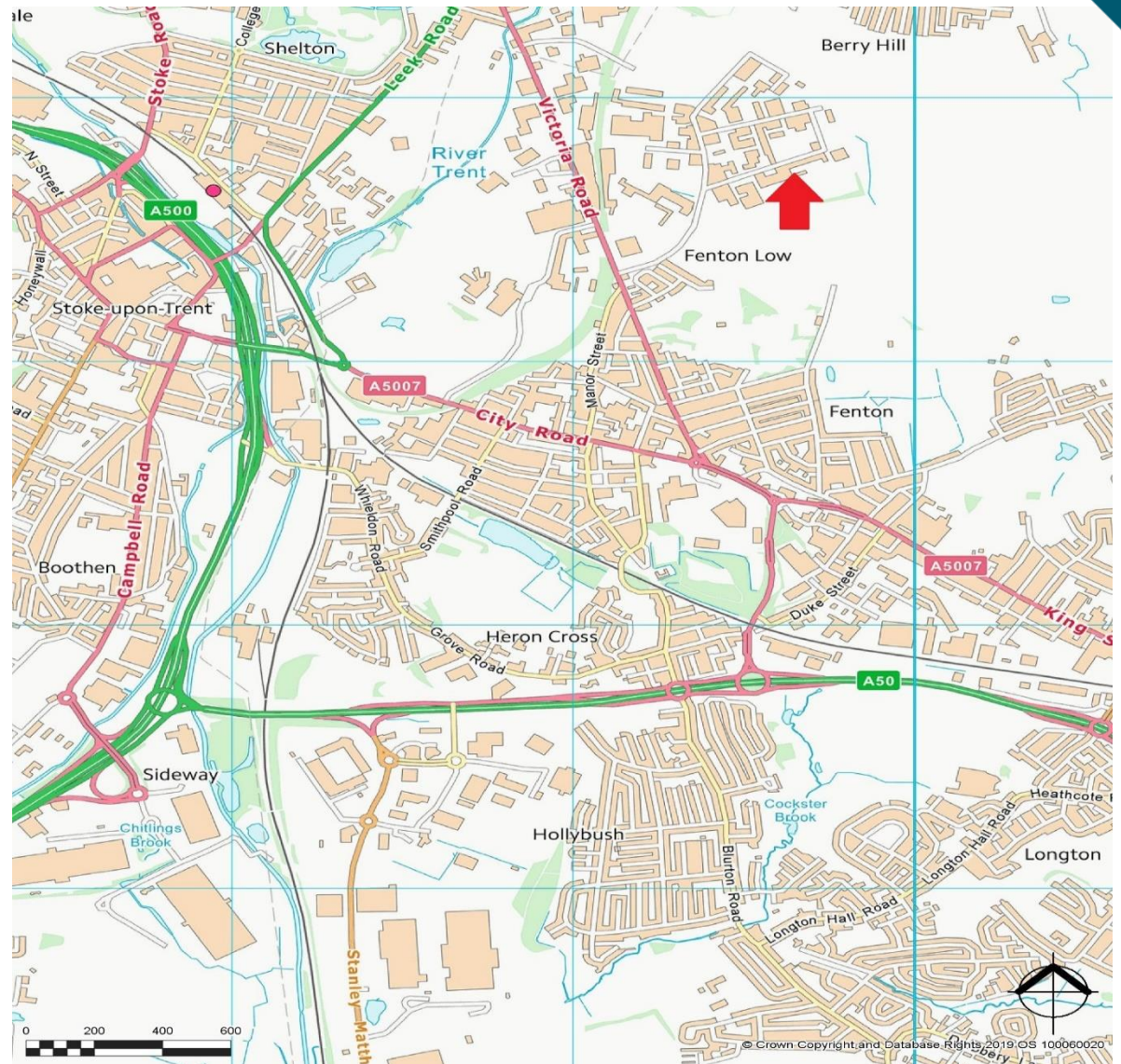
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

SERVICES

The premises have electric and gas supplies by way of sub-meters, which are recharged by the Landlord. Services are believed to be connected to the property but have not been tested by the agent. Please note the gas blower heater is due to be removed. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 CROWN BUSINESS PARK, GOVAN ROAD,
FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS

LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the Lease.

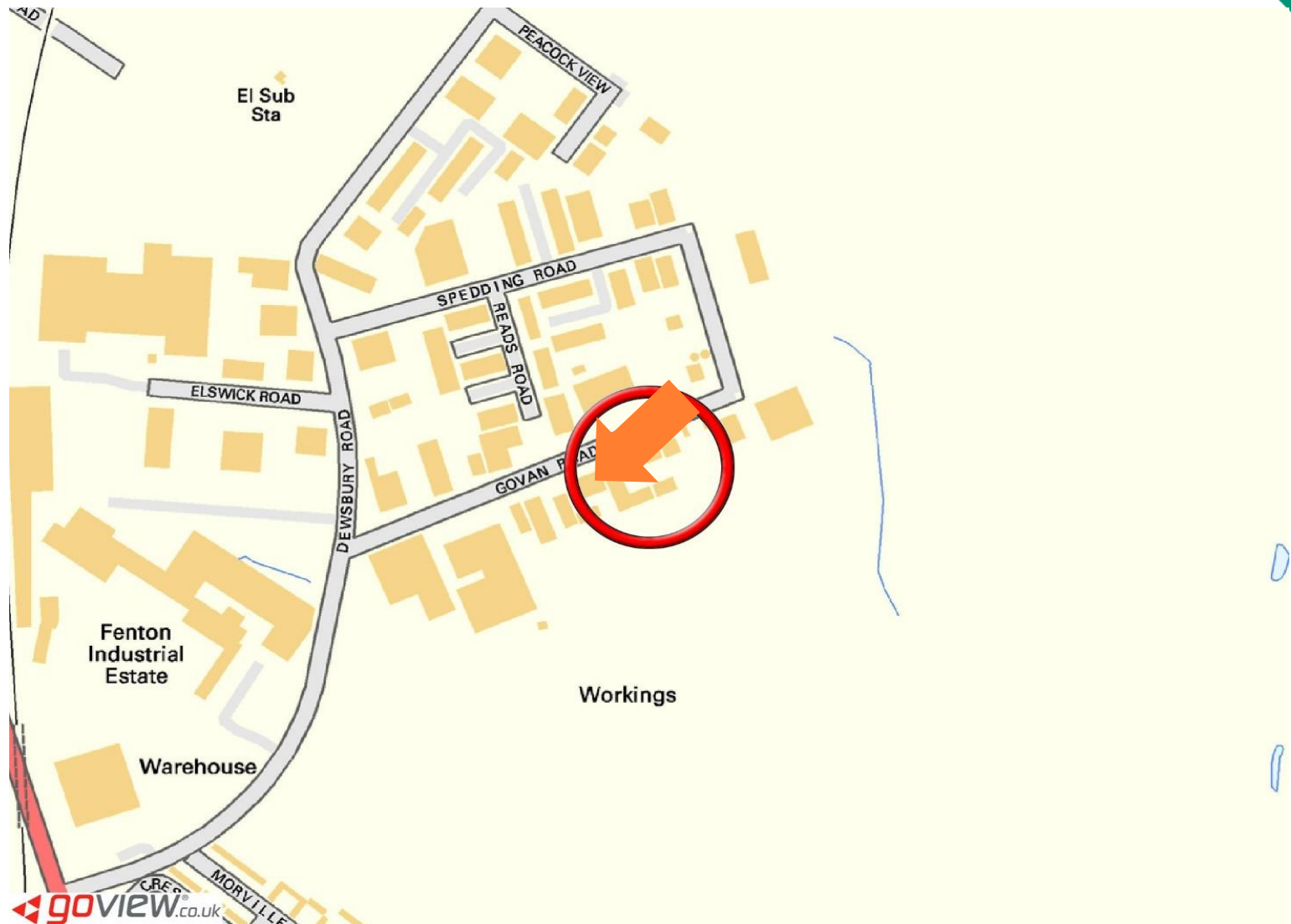
CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.