

# TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 21 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TE



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

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## LOCATION

The unit is situated on Fenton Industrial Estate, an established industrial estate, approximately 1.5 miles from the A50 dual carriageway, which in turn provides access to the A500 and Junctions 15 & 16 of the M6 Motorway. Hanley City Centre is approximately 2.0 miles to the north and Longton to the south.

## DESCRIPTION

The unit consist of industrial / warehouse premises briefly benefiting from the following specification:

- Eaves Height of 3.5 Meters
- Electric Roller Shutter Door
- Gas Blower heater (not tested)
- WC
- Pedestrian Access

Please note no vehicle related uses will be accepted.

## TENURE

The property is available by way of a standard estate lease for term up to 3 years.

Longer leases will be on full repairing and insuring basis and subject to a service charge.

ACCOMMODATION	SQ M	SQ FT
Total Gross Internal Area	87.51	942

## RENT

£11,000 per annum plus VAT. The rent is inclusive of service charge and building insurance.

A deposit will be required to be held for the duration of the term.

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £7,300. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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 may be payable.

## SERVICES

Water, gas and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## CONTACT

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**Mounsey Chartered Surveyors,**  
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# Our services

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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.

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## 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

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## 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.