

# TO LET

TRADE COUNTER / WAREHOUSE PREMISES

UNIT 5 FESTIVAL TRADE PARK, CROWN ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5NP



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## LOCATION

The property is well-located on Festival Trade Park. The estate is well-located for the surrounding local and regional road networks, the A53 Etruria Road providing access to the A500 dual carriageway which in turn links the property to Junctions 15 and 16 of the M6 Motorway.

Festival Park comprises a 220-acre mixed use office, retail and leisure uses. Surrounding occupiers include: Clifton Bathrooms, Arco, Strata Windows, Andrew Paige, Plumbase & Hayley Group.

## DESCRIPTION - [Virtual Tour](#)

The property comprises a modern mid-terrace trade counter unit of steel portal frame construction which briefly comprises the following characteristics:

- Warehouse & Offices
- Kitchen and WCs
- Allocated Car Parking
- 5.5-Meter Eaves Height
- Electric Roller Shutter Door
- Gas Space Heater

ACCOMMODATION	SQ M	SQ FT
Ground Floor	240.66	2,590
Mezzanine	66.12	712
<b>Total</b>	<b>306.78</b>	<b>3,302</b>



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## RENT

£23,500 per annum exclusive of VAT

## TENURE

The property is available by way of a new lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £21,250. 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 are quoted exclusive of VAT we understand is applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.





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## SERVICES

All services are believed to be connected to the property but have not been tested by the agent. 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.

## CONTACT

**James Craine**

T: 01782 202294

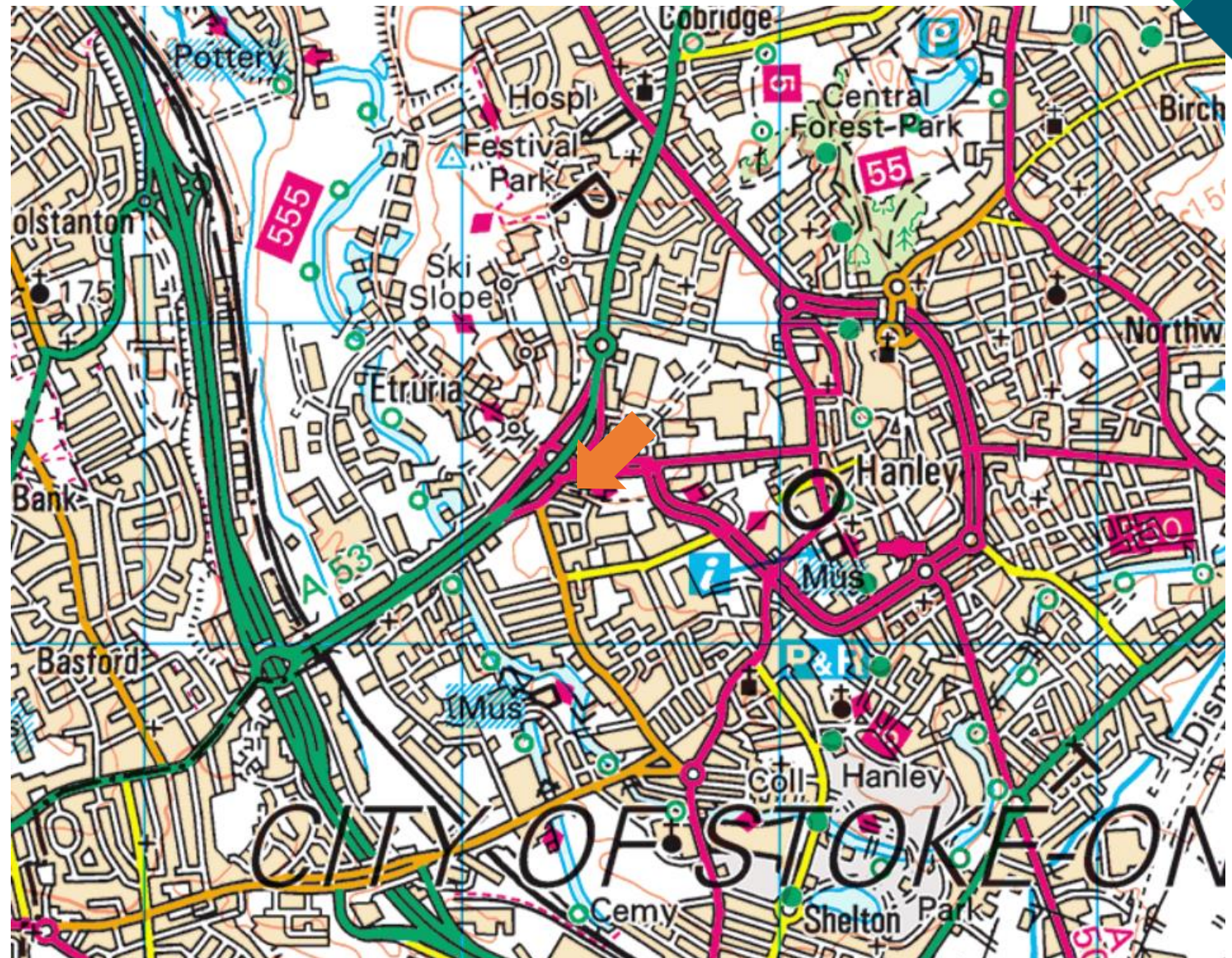
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# Our services

**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](http://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.