

# TO LET

**INDUSTRIAL / WAREHOUSE PREMISES – RECENTLY REFURBISHED**

UNIT 8 MONARCH WORKS, ELSWICK ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2SH



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### LOCATION

Unit 8 is located to the rear of Monarch Works, a multi-occupied industrial estate located on Elswick Road within Fenton Industrial Estate. The estate is accessed via Victoria Road which provides access to the A50 dual carriageway (2 miles) and Hanley City Centre. The A500 dual carriageway is located 3 miles from the property providing connections to the further towns of Stoke on Trent and Newcastle under Lyme along with Junction 15 of the M6 Motorway (5 miles).

### DESCRIPTION

The property comprises an industrial/warehouse unit which has recently been refurbished including redecoration throughout and installation of LED lighting.

The property benefits from the following specification:

- Eaves Height of 4.75 meters
- Electric Roller Shutter Door
- Reception, Kitchen and WCs
- Open Yard Area to the Front

### [Virtual Tour](#)

### RENT

£28,500 per annum exclusive.

ACCOMMODATION	SQ M	SQ FT
Total GIA	390.72	4,205



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### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

### EPC

EPC rating – D (81).

### RATING ASSESSMENT

The property has a rateable value of £21,000 (2023 listing).

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).

### TENURE

The property is available on a new full repairing and insuring lease terms.

### 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.

### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT which is applicable.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

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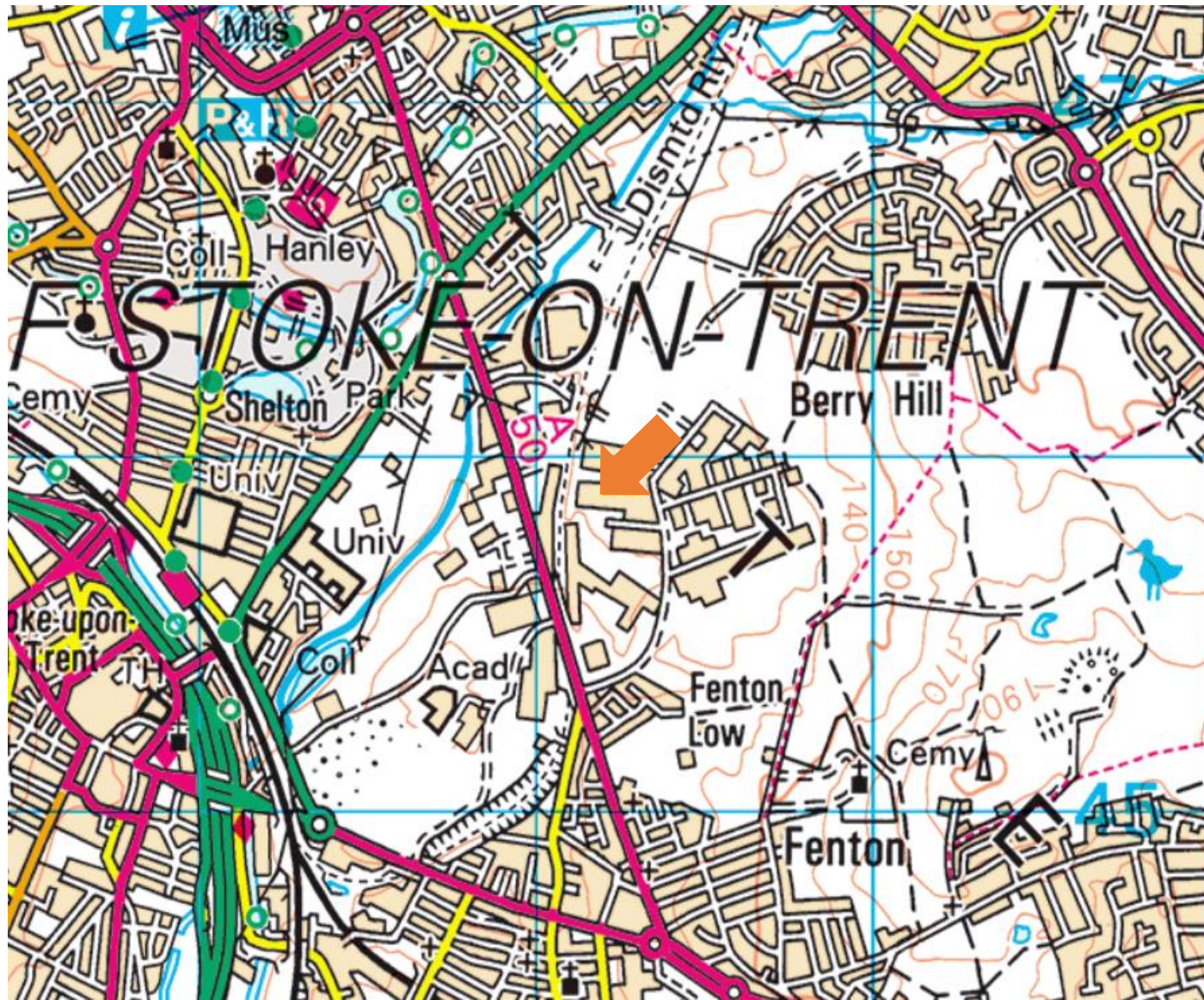
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# Our services

**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.

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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

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.