

FOR SALE / TO LET

WAREHOUSE PREMISES

UNIT C PEACOCK VIEW, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2XJ



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WAREHOUSE

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STOKE-ON-TRENT, ST4 2XJ



LOCATION

The unit is located on the established Fenton 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. The unit is approximately 2 miles to the south of Hanley City Centre.

DESCRIPTION - [360 Tour Link](#)

The property is of brick and clad construction beneath a pitched corrugated profile sheet roof. The unit is warehousing with stud partition offices, mezzanine storage and further offices, offering the ability to alter to suit occupational requirements.

The warehouse benefits from strip lighting, sky lights, electric roller shutter door (height 4.4m x width 3.5m) and a 4.6m eaves. There is a gas blower in the warehouse (not tested) and three phase electric supply. Ladies & gents toilets and kitchen are in the front section of the ground floor offices.

Externally, there is a private yard/parking areas with a canopy over the roller shutter. A small yard is located at the rear which is accessible by a pedestrian access from the warehouse or over the yard but offers potential for further use by installing a roller shutter access from the warehouse.



ACCOMMODATION

SQ M

SQ FT

Ground floor	187.69	2,020
First floor offices & mezzanine	70.88	763
GIA	258.57	2,783

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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.

PRICE / RENT

£250,000 or £23,000 per annum exclusive plus VAT.

EPC

E-125.

RATING ASSESSMENT

The rating assessment listed in the VOA April 2023 list is £13,250. 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).

TENURE

The property is held on a 999 year long leasehold from 2006 or is available on a new full repairing and insuring lease on terms to be agreed.

VAT

All prices are quoted exclusive of VAT which is applicable.



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LEGAL COSTS

Each party is responsible for their own legal costs.

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

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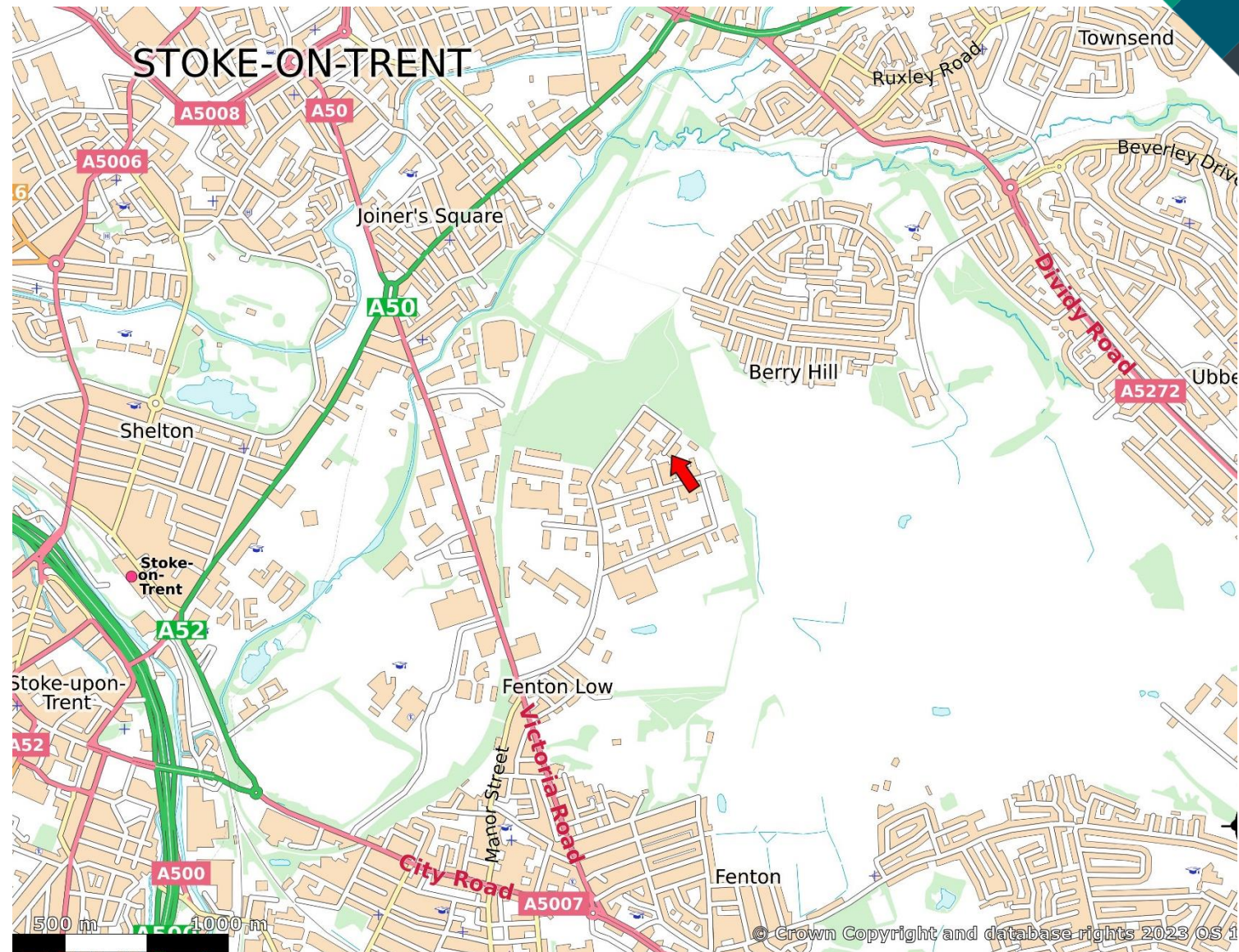
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