

# FOR SALE

WAREHOUSE AND OFFICES

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



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

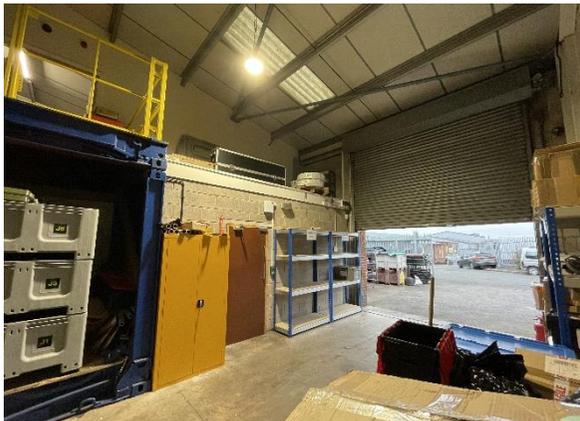
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# WAREHOUSE AND OFFICES

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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 - [Virtual Tour](#)

The property is of brick and clad construction beneath a pitched corrugated profile sheet roof with private external yard and palisade perimeter fencing.

The property consists of warehousing and offices plus the benefit of mezzanine storage and fitted boardroom. The property benefits include:

- Warehousing with a 5.1m eaves
- LED lighting and sky lights
- Electric roller shutter door (height 4.4m x width 3.5m).
- WCs and kitchen are in the front section of the ground floor offices.
- 3-phase electricity
- Ground floor open plan offices or additional storage.
- Fitted boardroom.
- CCTV and two flat rack shipping container shelving units.

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ACCOMMODATION	SQ M	SQ FT
Warehouse	128.06	1,378
Ground Floor Office / Stores	132.24	1,423
Mezzanine Stores	71.64	771
Mezzanine Board Room	37.49	404
<b>GIA</b>	<b>369.43</b>	<b>3,977</b>
Open Mezzanine Area	37.20	400

## SERVICES

Mains Electric and Water are believed to be connected to the property but have not been tested by the agent. Gas is located to the property but would require reconnection is required. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PRICE

£285,000 plus VAT.

## EPC

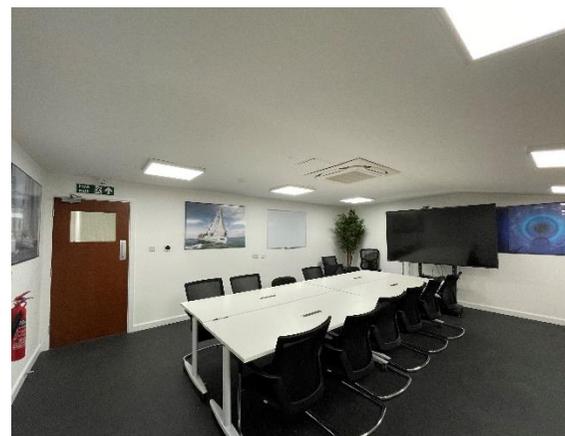
B-47.

## RATING ASSESSMENT

The rating assessment listed in the VOA April 2023 list is £18,500. 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).



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## TENURE

Freehold with vacant possession with a target date of April 2024 to vacate.

## VAT

All prices are quoted exclusive of VAT which is applicable.

## 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

**Rob Stevenson**

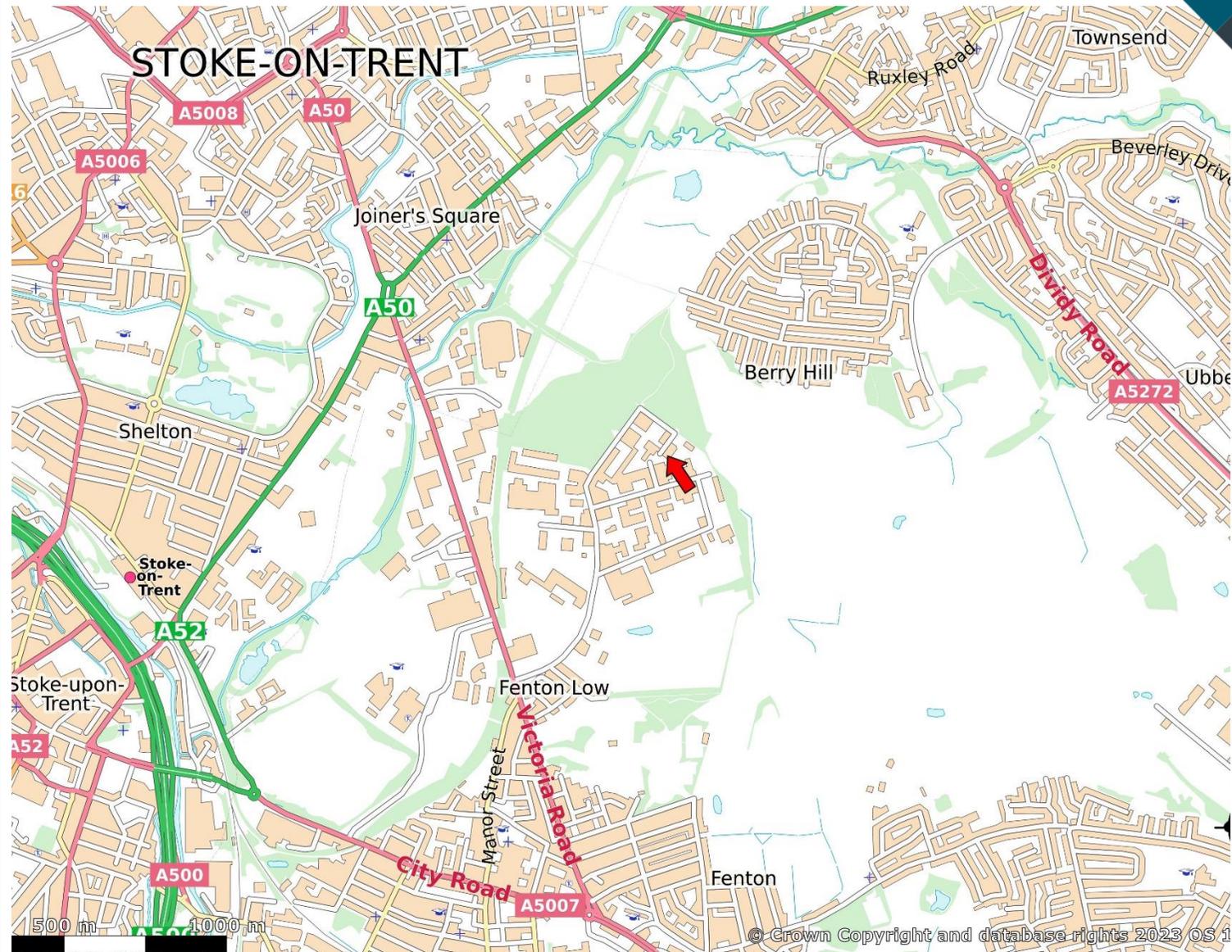
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# Our services

**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.