

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 5 CROWN BUSINESS PARK, GOVAN ROAD, FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS



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

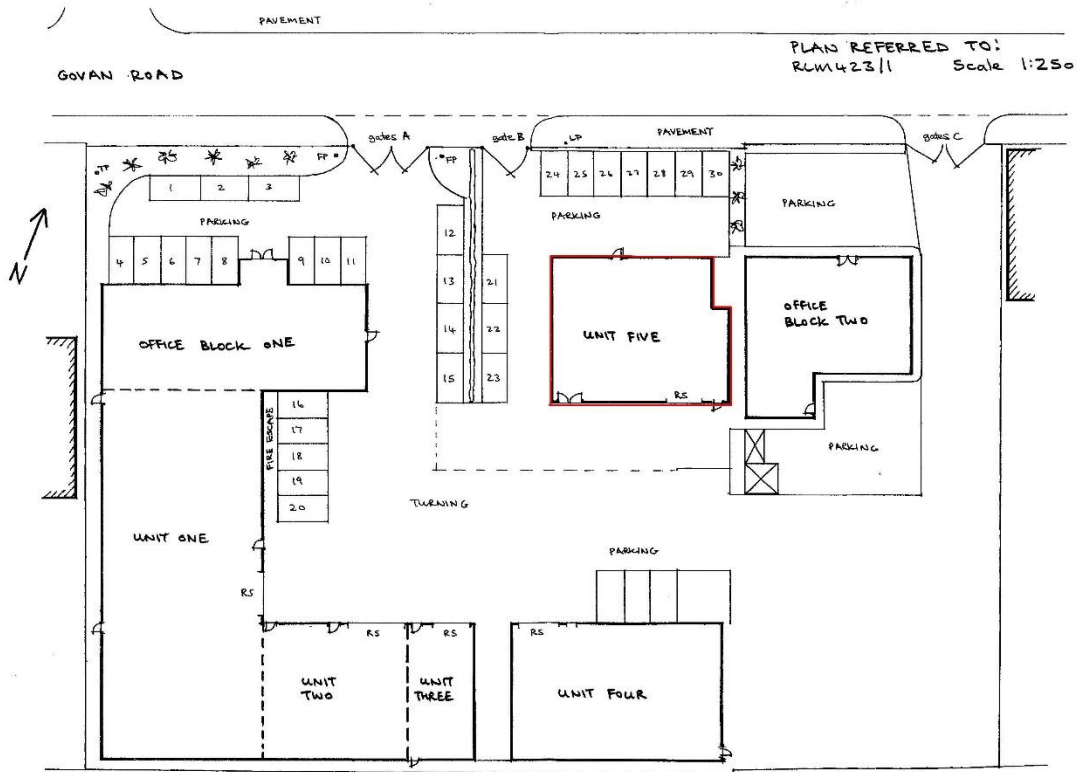
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## LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A50 dual carriageway and approximately 2.0 miles to the south of Hanley (City Centre). Other occupiers onsite include Sanctuary Housing, Orege Uk and Home Energy Save.

## DESCRIPTION - [360 Tour Click Here](#)

The unit is a detached industrial building of modern characteristics and will be refurbished prior to a new occupiers occupation.

The property is of steel portal frame construction beneath a sheet cement roof incorporating sky lights. Internally the building comprises a main warehouse with a mezzanine floor and incorporating offices, WCs and kitchen.

The property benefits include:

- Three phase power supply
- Roller shutter access
- Separate office entrance
- 2 x offices
- 2 x WCs
- Kitchen
- Private parking fronting the unit
- Shared onsite visitors parking
- Gas blower and central heating
- The parking area at the rear of the unit, fronting Govan Road, is shared parking and not allocated to the premises.

*Vehicle repair/maintenance uses will not be considered.*



As at March 2019



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ACCOMMODATION	SQ M	SQ FT
Warehouse	136	1,464
Offices & kitchen	52	560
<b>Gross Internal Total</b>	<b>188</b>	<b>2,024</b>

## TENURE

The premises are available from October 2024 or earlier by mutual agreement with the Landlord and outgoing tenant. The new lease will be a new full repairing and insuring Lease for a term to be agreed. The Lease will include an estate charge equivalent to 10% of the rent passing and will be excluded from the Landlord & Tenant Act.

## RENT

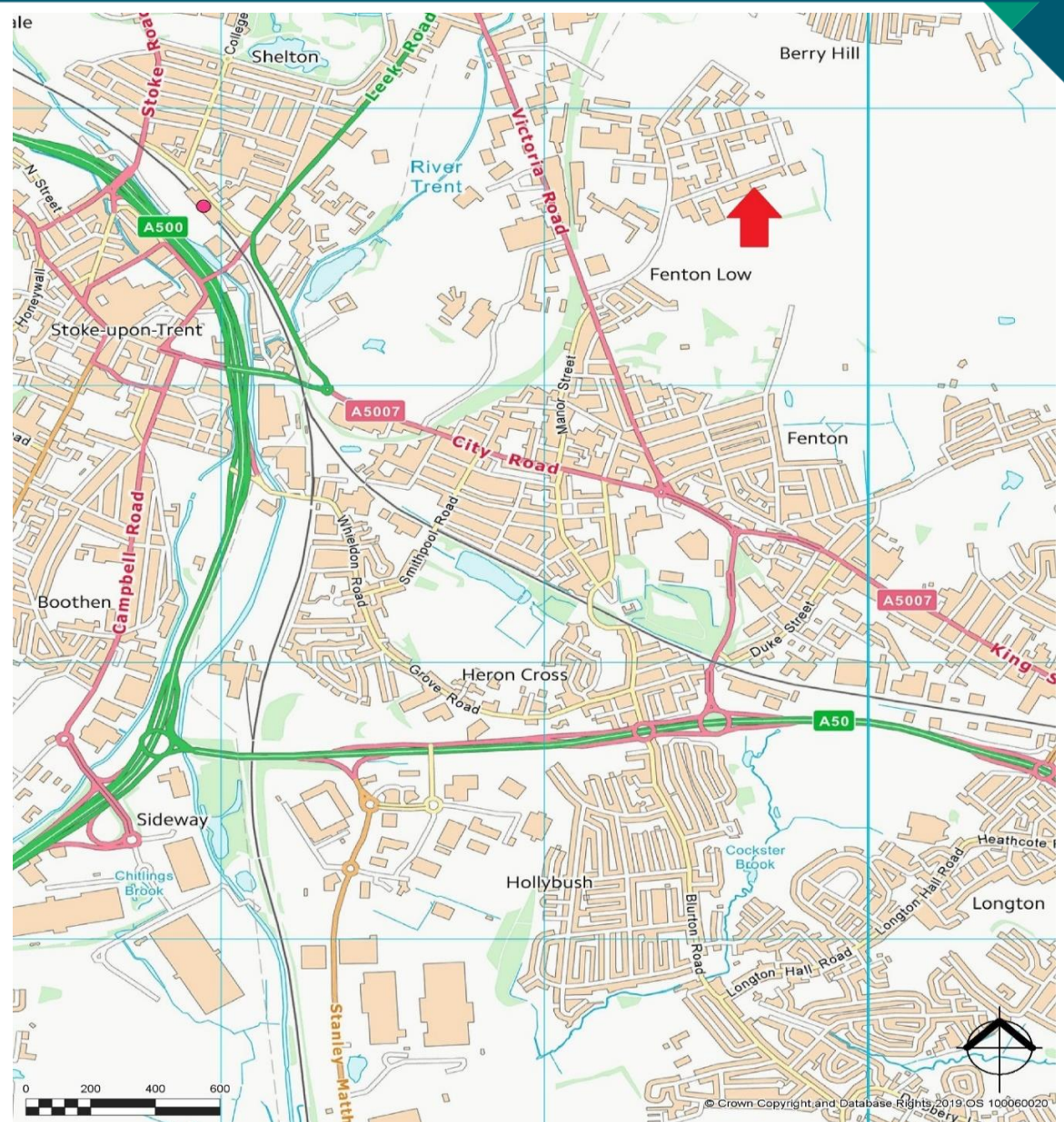
£17,400 per annum plus VAT.

## RATING ASSESSMENT

The rateable value in the 2023 listing is £15,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## SERVICES

The premises have electric and gas supplies by way of sub-meters, which are recharged by the Landlord. Services are believed to be connected to the property but have not been tested by the agent. Please note the gas blower heater is due to be removed. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## EPC

D 95, expiring February 2029.

## LEGAL COSTS

Each party is to cover their own legal costs.

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

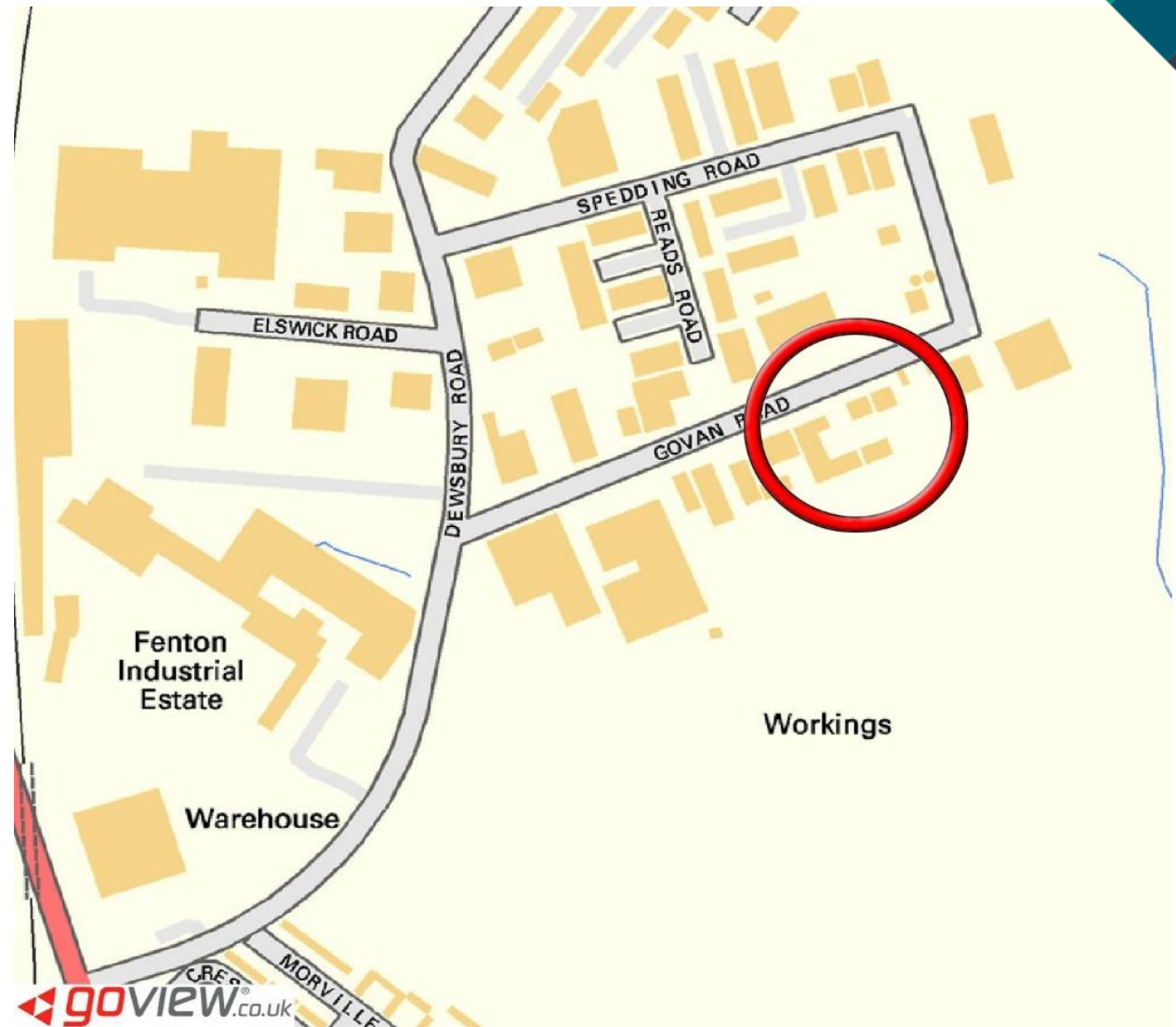
## CONTACT

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**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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