

TO LET

GROUND AND FIRST FLOOR WORKSHOP / WAREHOUSE PREMISES

UNIT 2 PRECISION HOUSE, 430 KING STREET, FENTON, STOKE-ON-TRENT, ST4 3DB



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

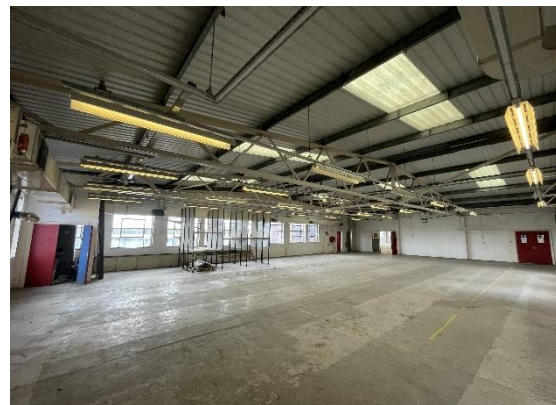
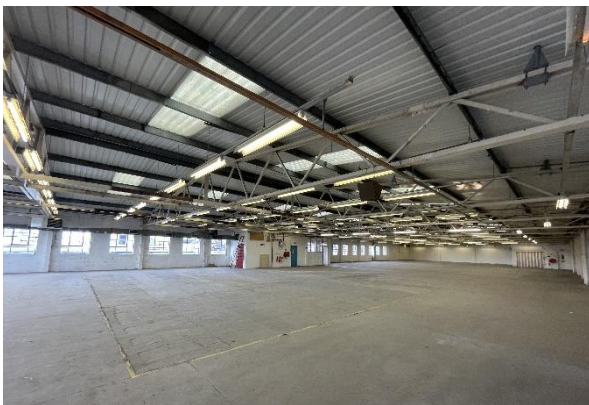
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LOCATION

The property is prominently situated on King Street on the border of Fenton and Longton and is within close proximity to the A50 dual carriageway (0.7 miles distant). As such the property has good access to the local and regional road network including the A500 dual carriageway which is approximately 2.2 miles to the west. Junction 15 of the M6 Motorway is approximately 4.3 miles distant.

Longton benefits from its own railway station which is situated on the Crewe-Derby line and within walking distance from the subject property.

Surrounding occupiers include Rayne Precision Engineering and JLR Metal Works.

DESCRIPTION - [Virtual Tour](#)

The property is a two storey factory of brick construction with an insulated metal corrugated roof with skylights and shared parking to the front and rear. Loading is from the rear via a shared external roller shutter, shared with the occupier of Unit 1, behind which is a private access and secondary shutter into the ground floor warehouse plus a goods lift which serves both floors. There is a second internal goods lift near the front of the premises, both with 2tonne maximum weights and in working order. The property benefits include:

- Large open plan areas
- Gas blower heaters to both floors
- Concrete floors
- Ground floor working height 4.2m
- First floor working height 3m
- Various offices and welfare facilities
- Strip LED and fluorescent lighting

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Accommodation	SQ M	SQ FT
Ground Floor	1,148.54	12,363
First Floor	1,842.73	19,835
Total Gross Internal Area	2,991.27	32,198

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£80,000 per annum plus VAT.

EPC

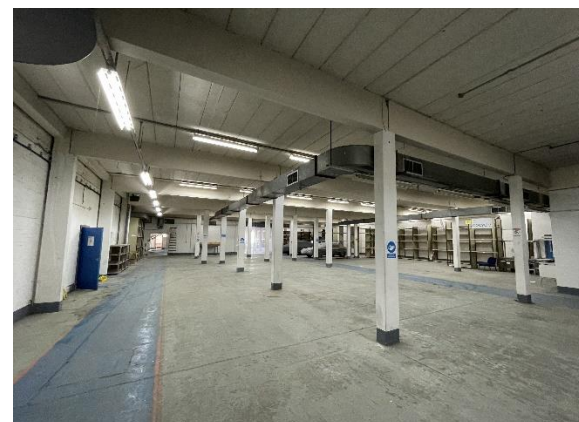
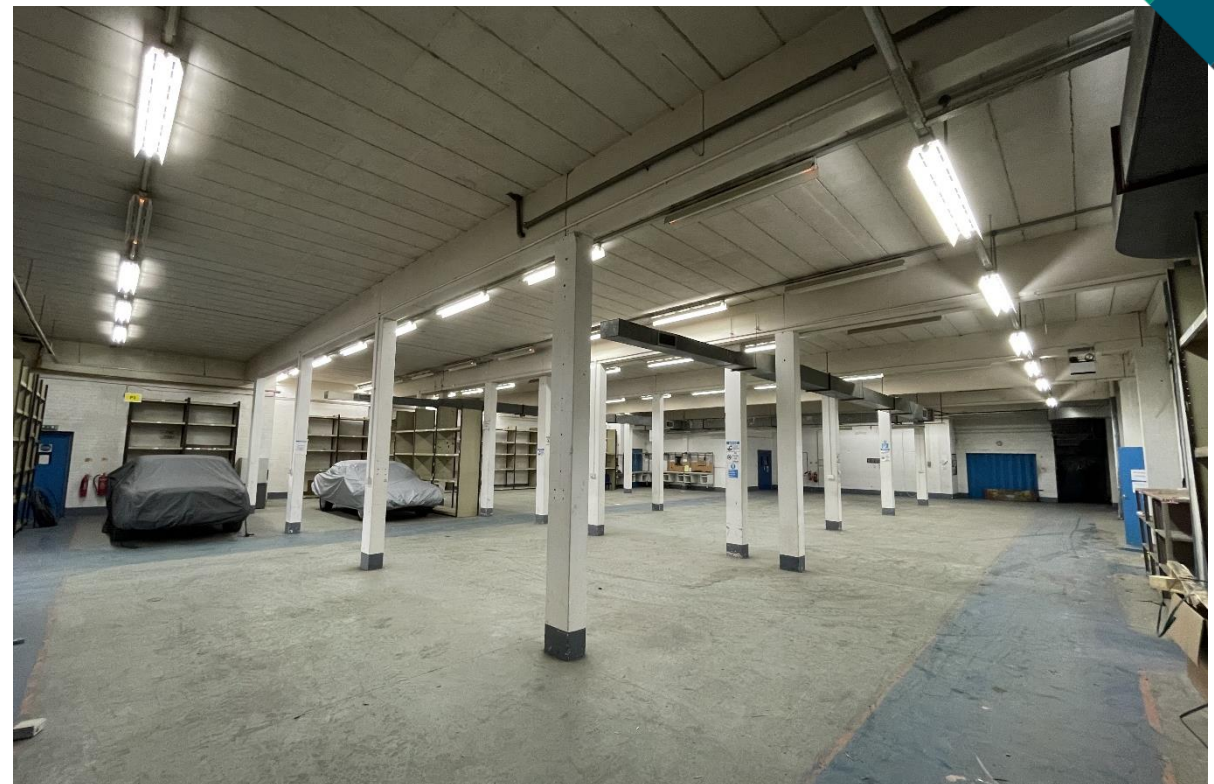
E 124, expiring January 2033.

RATING ASSESSMENT

The business rates assessment in the 2023 valuation is £66,000 (approximately £32,934 payable). We would recommend that all enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICES

Mains gas, 3-phase electricity supply with 100amp on both ground and first floor, water and drainage are believed to be available, subject to any reconnection to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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 which is applicable.

CONTACT

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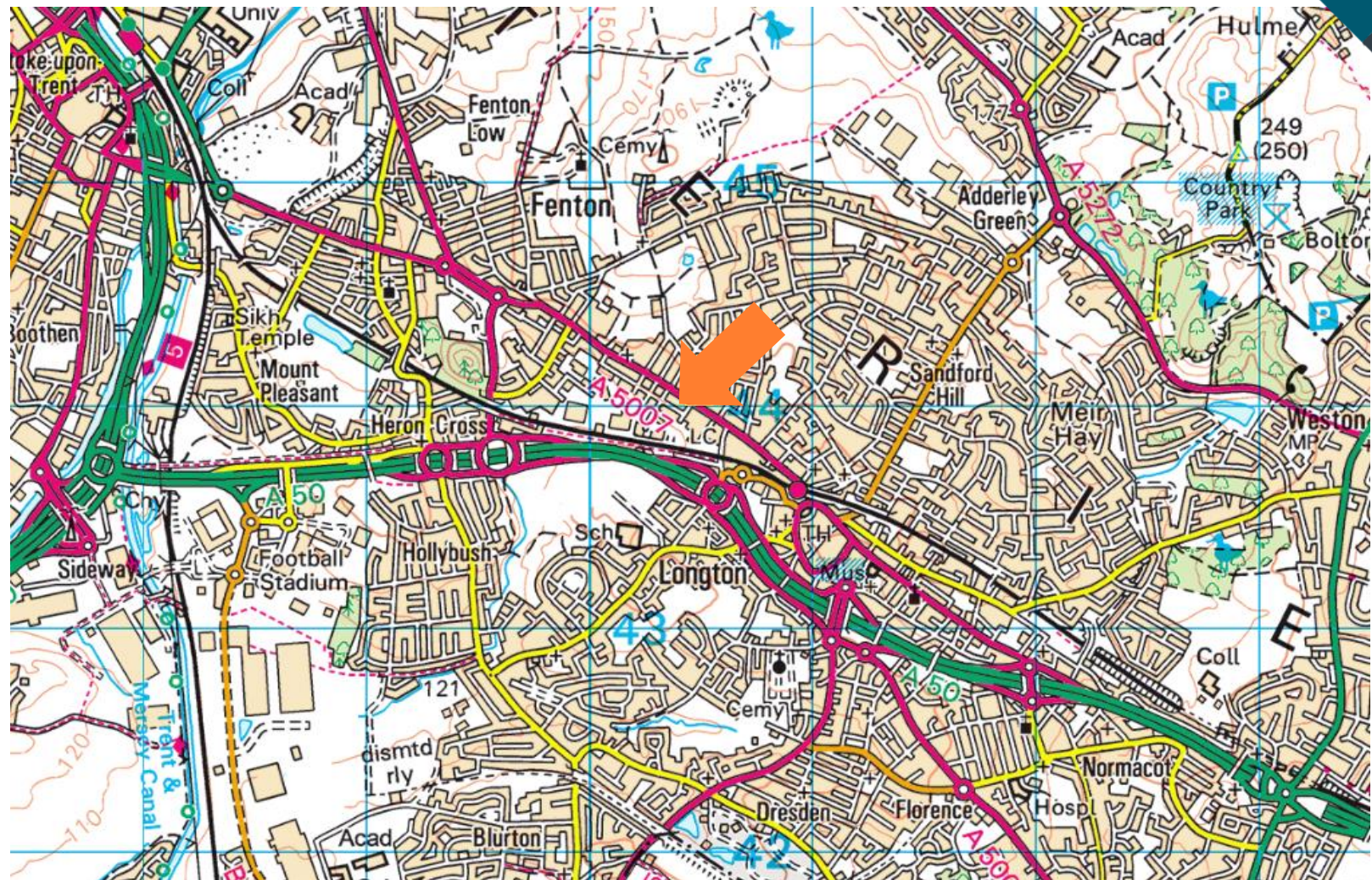
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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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.



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