

TO LET

WORKSHOP

CROSS KEYS COURT, 185 KING STREET, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE ST4 3ER



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LOCATION

The property is located on King Street in Fenton, close to the A50 dual carriage way. King Street provides a link to Longton to the East, Stoke and Hanley to the West.

A50 - 0.3 miles

Longton Bus Station – 1 mile

A500 – 1.5 miles

Longton Town Centre - 1.1 miles

M6 J15 – 3.5 miles

Hanley Town Centre – 2.4 miles

DESCRIPTION - [Virtual Tour](#)

A useful workshop unit with a manual roller shutter and pedestrian access. Internally the unit is open plan with a 3m eaves height, toilet facility and single-phase electric supply. There is allocated parking for one car and the shared yard is secured by palisade perimeter fencing with a double fenced gate off King Street.

RENT

£7,000 per annum

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Accommodation	SQ M	SQ FT
Total Gross Internal Area	98.46	1,060

TENURE

The property is available on a new full repairing and insuring lease for a minimum 3-year term.

EPC

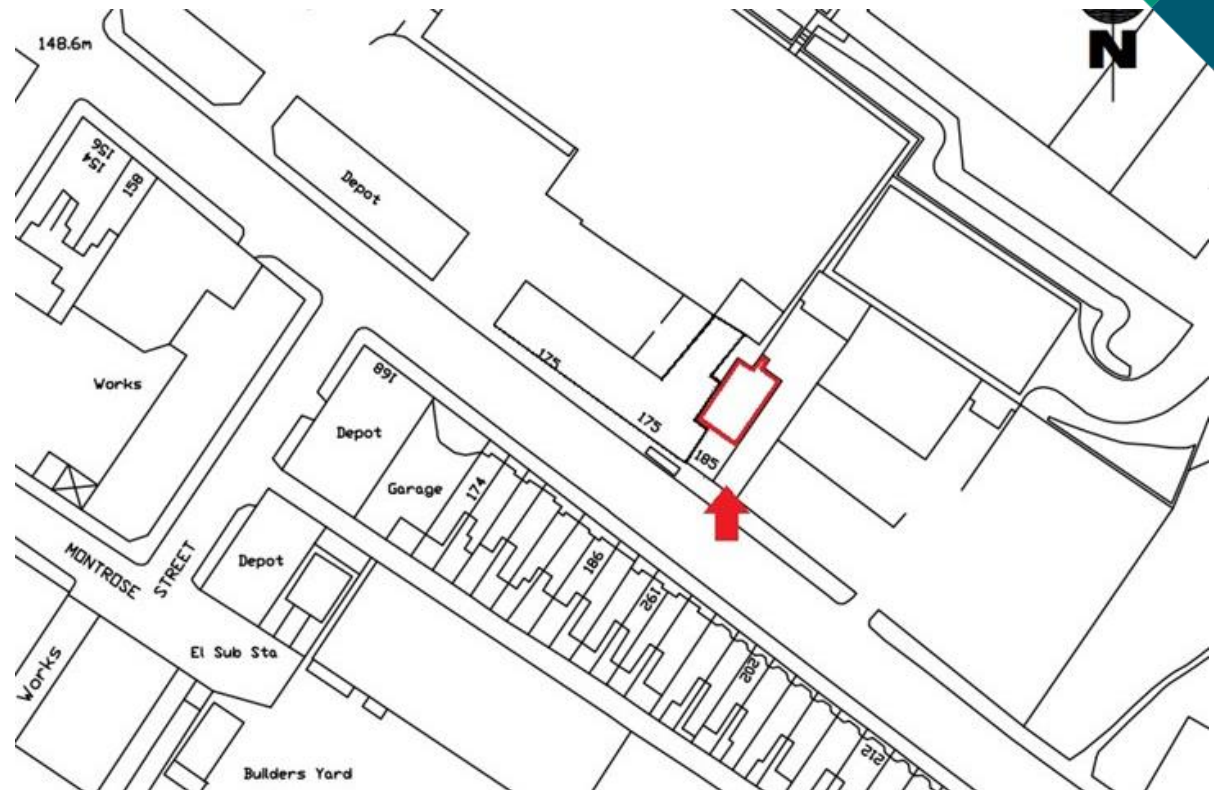
E - 103

RATING ASSESSMENT

We would recommend that all enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICES

Water and single-phase electric 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.



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LEGAL COSTS

The ingoing tenant is responsible for the Landlords reasonable legal costs in connection with the lease, if applicable.

PLANNING

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

VAT

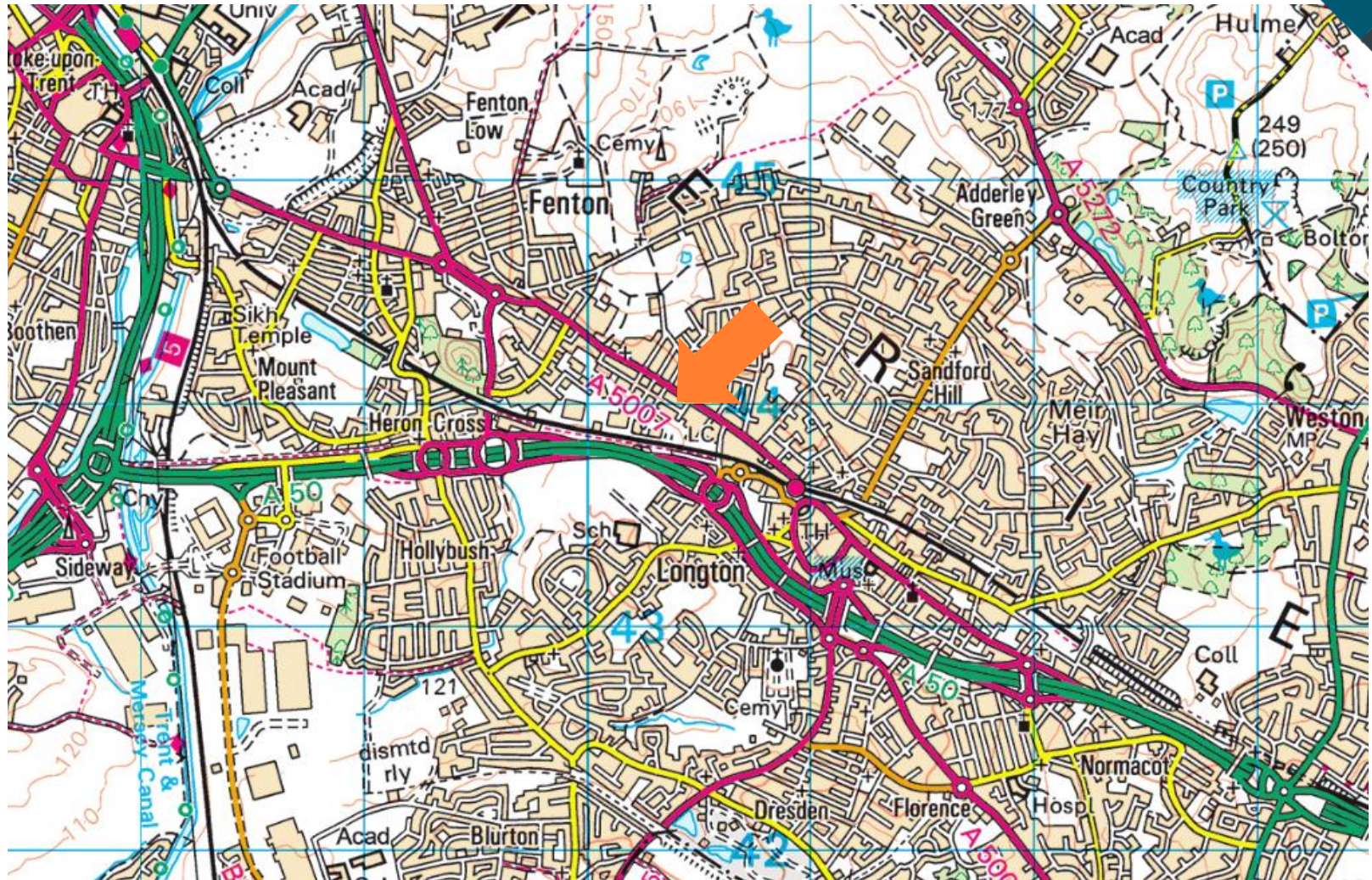
All prices are quoted exclusive of VAT which is not applicable.

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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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Property Consultancy

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