

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT ON GOVAN ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2RS



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LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A500 dual carriageway and approximately 4.4 miles distant from Junction 15 of the M6 Motorway.

Surrounding occupiers include Lister Trade Frames, Greenhouse Vauxhall and Prohire Limited.

DESCRIPTION

The property comprises an interconnecting industrial unit of steel portal frame construction with an adjoining two-storey office block on a self-contained site.

The premises sits on a site area of circa 1.19 acres and briefly benefits from the following specification:

- Surfaced Yard
- Four Surface Roller Shutter Doors
- One Dock Level Loading Door
- Secure Gated Site
- Inspection Pits
- Staff Welfare Facilities
- Three Phase Electric

ACCOMMODATION	SQ M	SQ FT
Offices	74.32	800
Warehouse	808.26	8,700
Total Gross Internal Area	882.58	9,500

TENURE

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

RENT

£80,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of E -113.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £51,000. 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).

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

SERVICES

Mains electric, gas, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

LEGAL COSTS

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

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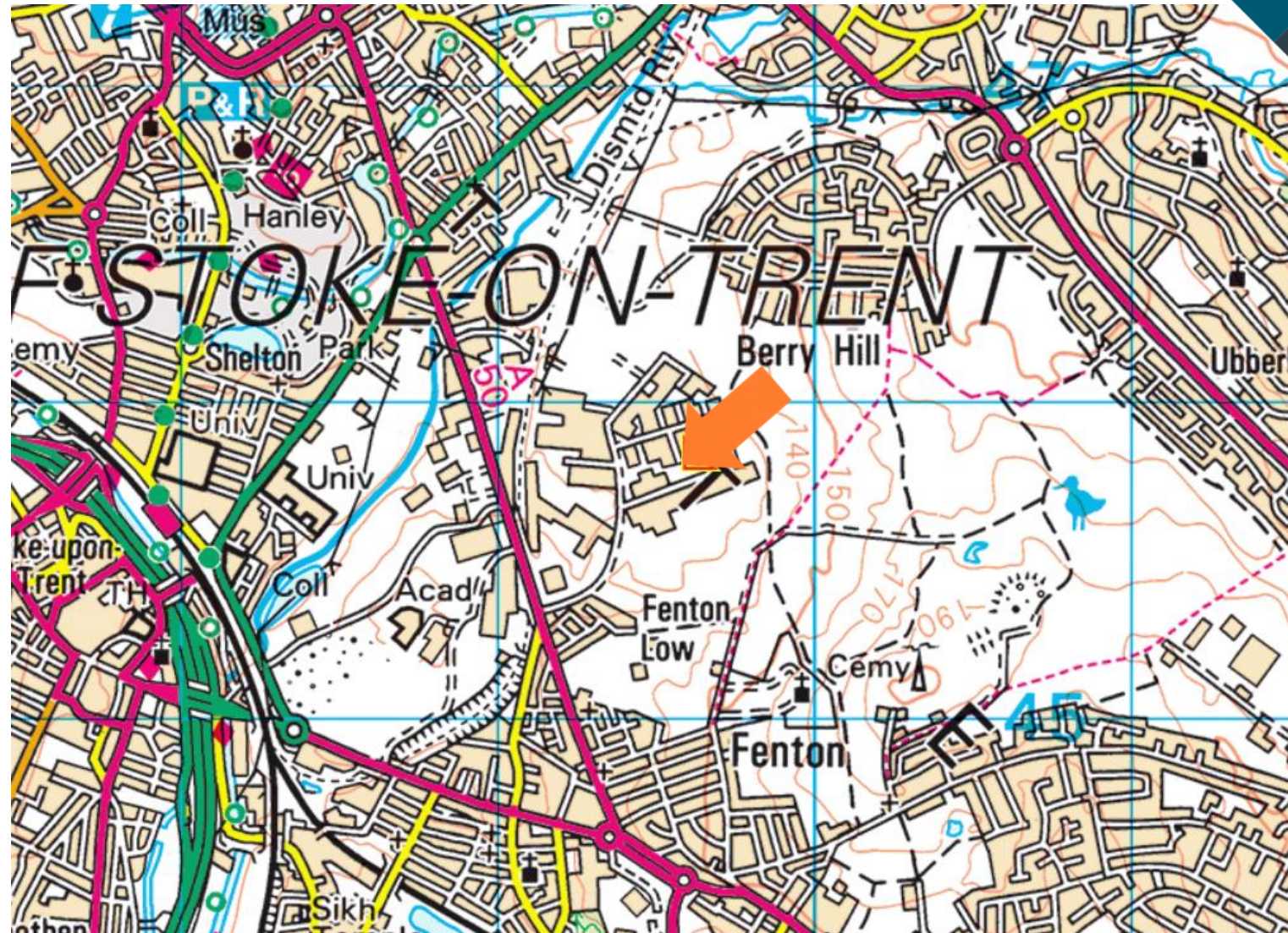
CONTACT

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Mounsey Chartered Surveyors,
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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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