

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT & COMPOUND 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, Greenhous 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 with an additional compound providing a site area of 0.56 acres.

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

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

## TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The landlord may consider renting the site in two parts.

## RENT

£110,000 per annum exclusive of VAT.

## EPC

The property has an EPC rating of E -113.

## RATING ASSESSMENT

The property is subject to two rateable value assessments as follows:

- Compound - £11,750
- Warehouse - £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.

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## LEGAL COSTS

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

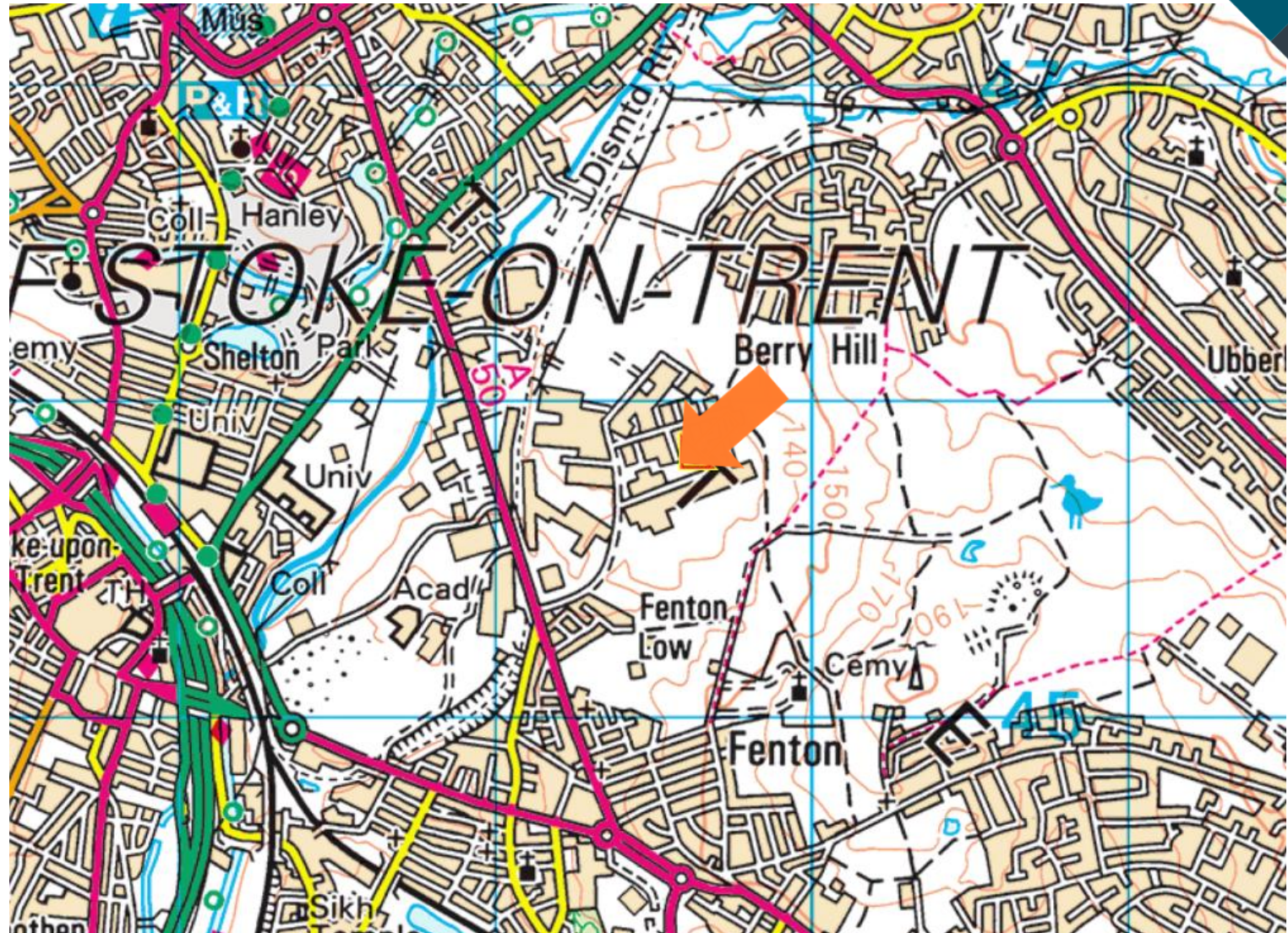
## CONTACT

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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.

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## 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.