

# TO LET

## INDUSTRIAL/ WAREHOUSE PREMISES

FENTON PXP, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2SE



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Unit 4 Little Row



Unit 4 Little Row



## LOCATION

The units are situated on Fenton PXP off Spedding Road in Fenton Industrial Estate, approximately 1.6 miles from the A50 dual carriageway and approximately 2 miles to the south of Hanley (City Centre).

The estate comprises a total of 25 workspace units of various sizes. Surrounding occupiers to the subject property include Beacon Supplies and MGD Online.

## DESCRIPTION

The properties are a mixture of mid and end terrace modern industrial / warehouse premises located on a self-contained secure site. The units vary slightly in terms of their internal specification with the vast majority benefiting from the following:

- WC
- Kitchenette
- Three Phase 100AMP Electric Supply
- Allocated Car Parking / Loading Areas
- Surface Roller Shutter Door
- Pedestrian Access
- 24/7 Access

## TENURE

The properties are available by way of a standard estate lease on terms to be agreed.

## RENT & RENT DEPOSIT

For each unit's individual rent please see the schedule overleaf. A rent deposit will be required to be held for the duration of the term.

## SERVICE CHARGE

A service charge is applicable to cover upkeep of the common parts, external maintenance and building insurance.

## RATING ASSESSMENT

Each unit is separately assessed for rating purposes. Some occupiers may benefit from 100% small business rates relief. 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).

## SERVICES

Mains water, electric and drainage are connected to the units but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## VAT

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

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



**Property:** Unit 4 Little Row

**Size:** 758 SQ FT

**Rent:** £8,950 per annum plus VAT

**Rateable value:** £5,200

**EPC:** E-107

The unit is indicated overleaf on the estate plan with an orange arrow.



**Property:** Unit 1 Reads Road

**Size:** 1,034 SQ FT

**Rent:** £11,375 per annum plus VAT

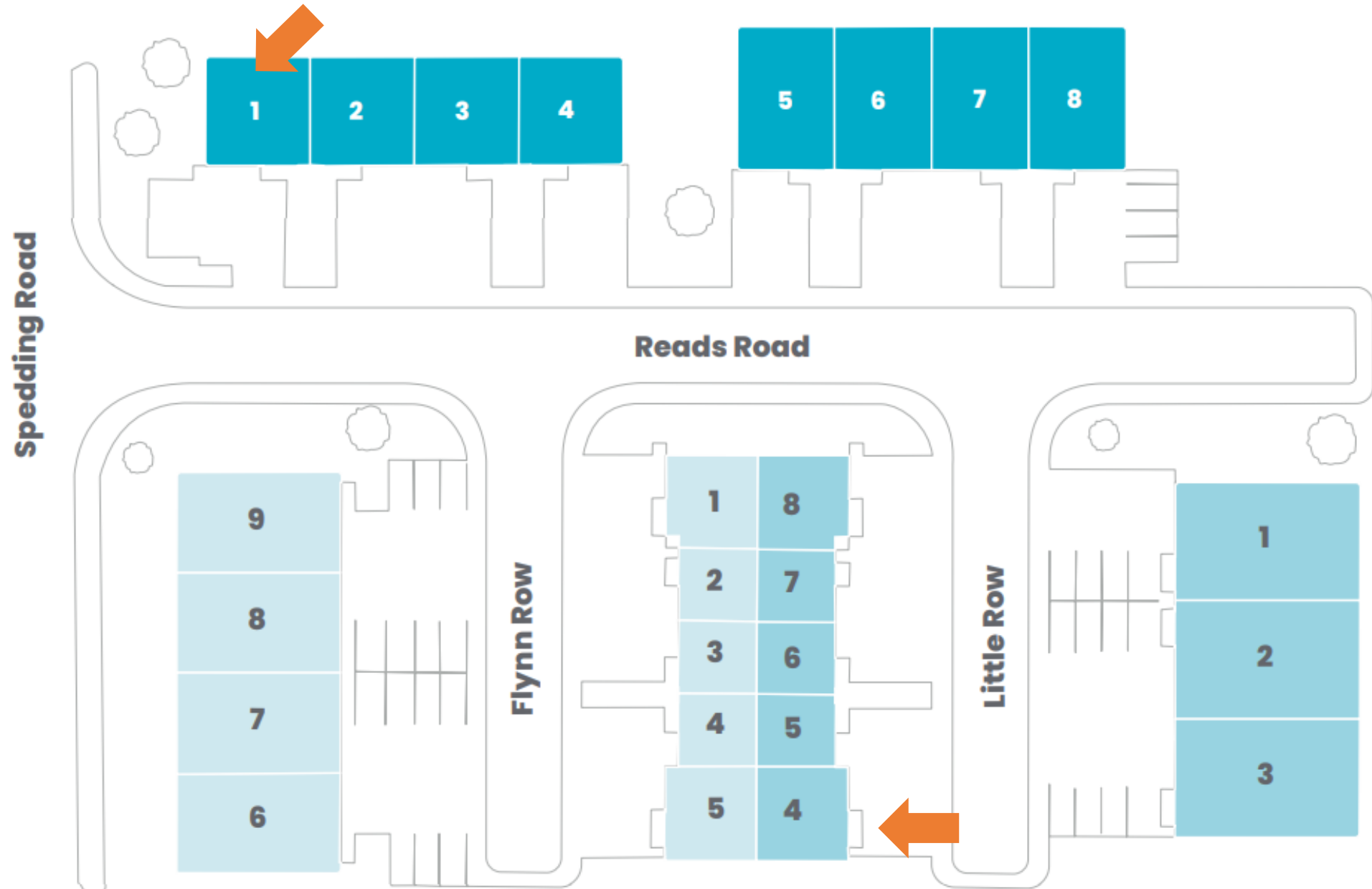
**Rateable value:** £6,700

**EPC:** D-79

The unit is indicated overleaf on the estate plan with an orange arrow.

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## 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.

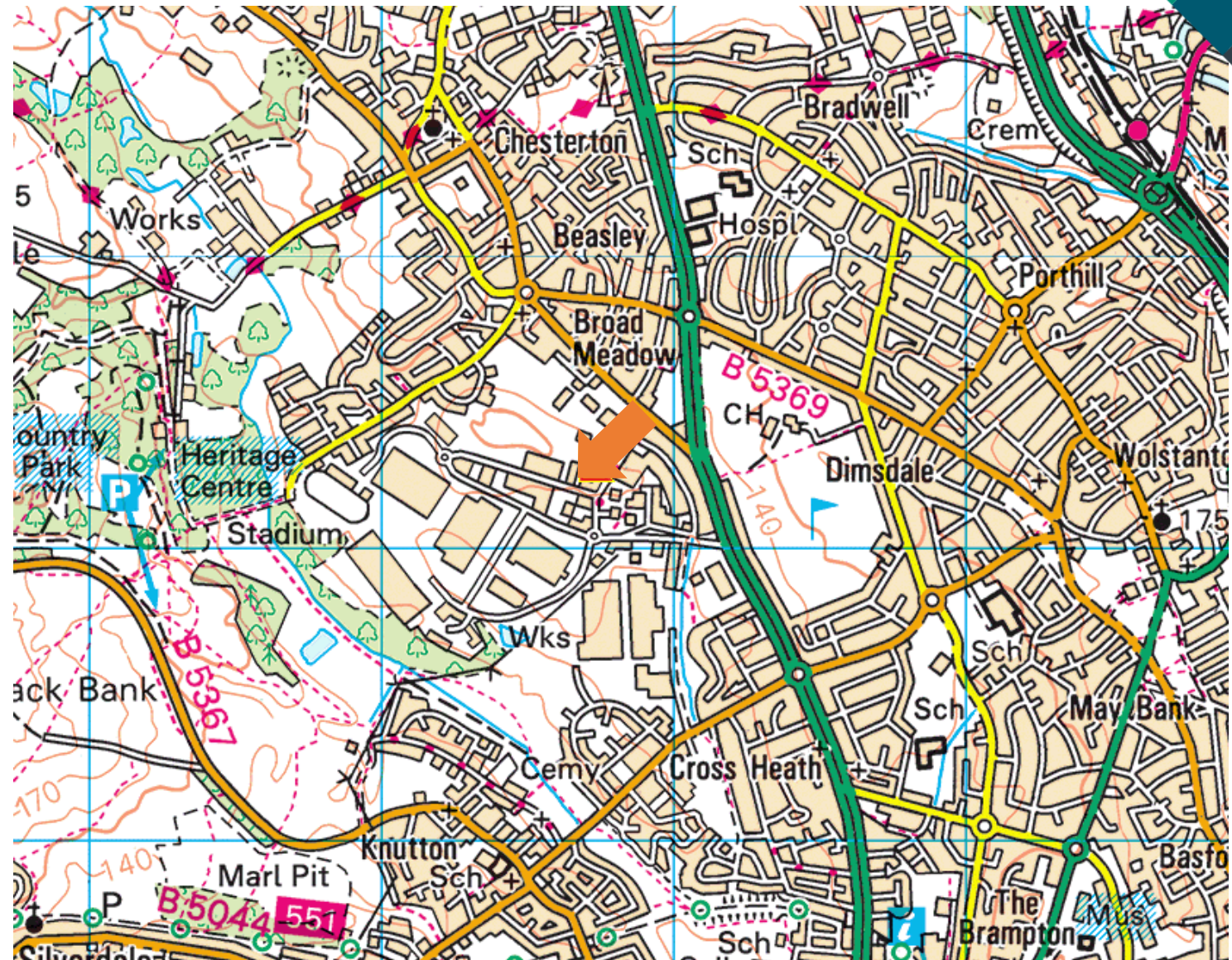
## CONTACT

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**Mounsey Chartered Surveyors,**  
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Stoke-on-Trent, ST1 5PU



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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.