

# TO LET

## OFFICES

OFFICE BLOCK 2, CROWN BUSINESS PARK, GOVAN ROAD, FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

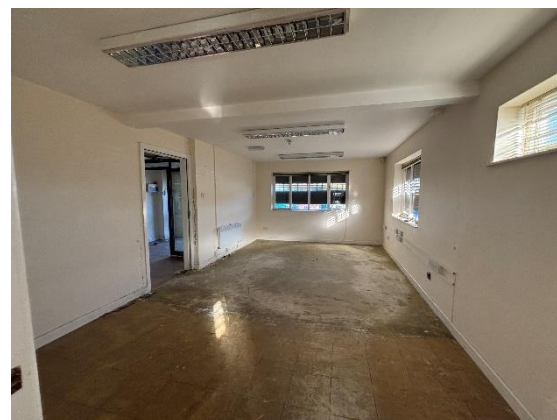
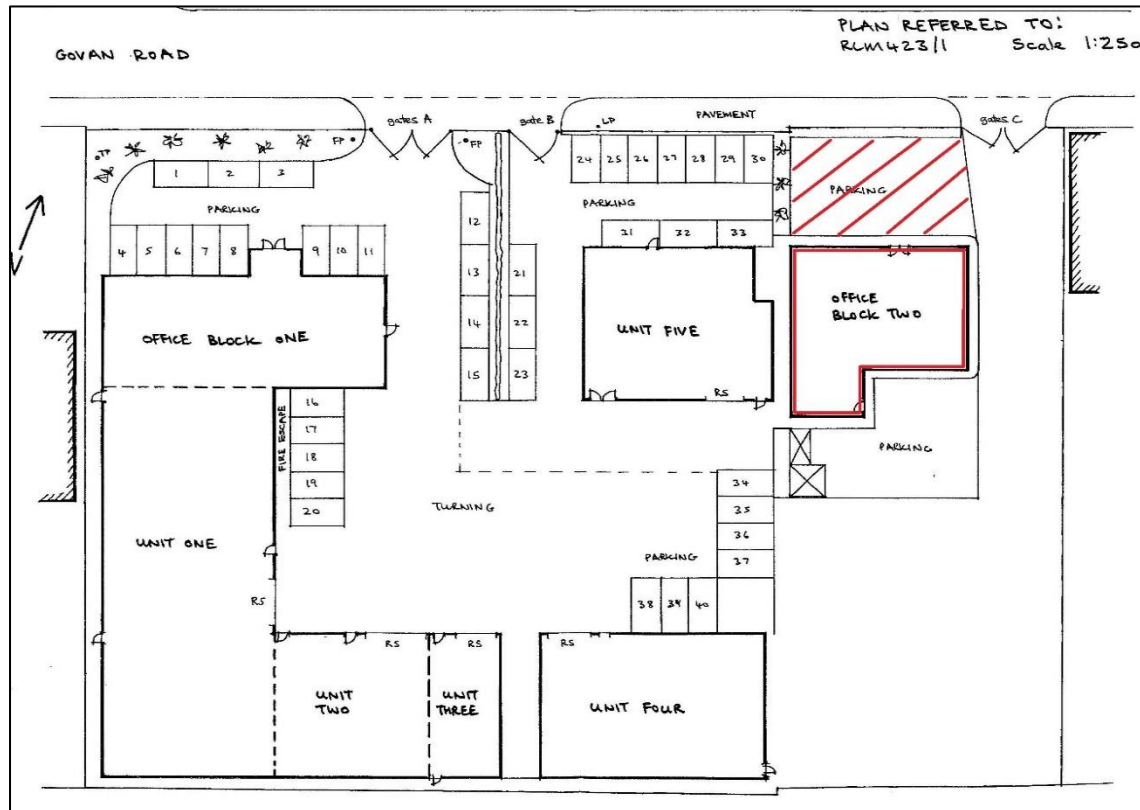
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## LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A50 dual carriageway and approximately 2.0 miles to the south of Hanley (City Centre). Other occupiers onsite include Sanctuary Housing, Orege Uk and Home Energy Save.

## DESCRIPTION

The unit is a detached bungalow office with parking area to the front of the building which caters for 5 or 6 vehicles.

The property is undergoing refurbishment and will offer the specification, which may be tailored to occupiers needs.

### Externally

- Newly decorated timber window frames.
- Repaired/replaced fascias and guttering.
- Manual external window shutters.
- Electric shutter over the main entrance.
- Bollards restrict vehicle access to the rear of the building.

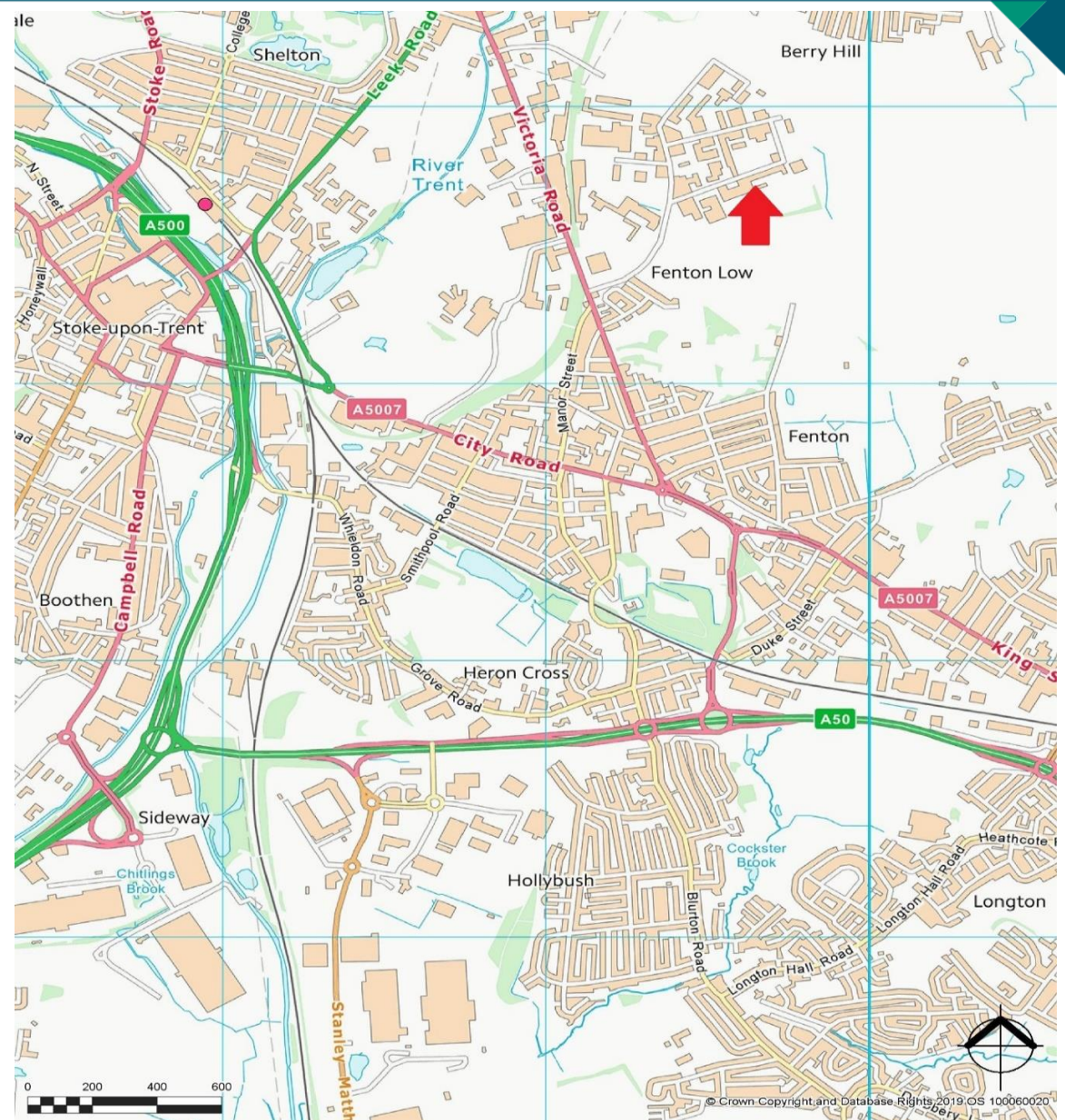
### Internally

- Rewired with a satisfactory report provided.
- A mixture of plastered and suspended ceilings.
- LED lighting throughout.
- Decorated walls.
- Floor covering open to further discussion.
- Kitchen.
- Accessible toilet plus at least one other toilet facility.
- Electric heating and fire alarm.
- Secure perimeter fencing.
- Fibre is located up to the building for reconnection.
- Boarded loft accessed via a hatch and ladder.

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ACCOMMODATION	SQ.M.	SQ.FT.
Entrance		
Office 1	23.63	254
Office 2	34.11	367
Store/server room	4.98	54
Office 3	14.34	154
Kitchen	5.46	59
Office 4	12.16	131
Accessible WC		
WC & sink		
Office 5	17.40	187
<b>NIA</b>	<b>112.08</b>	<b>1,206</b>



## TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed, to include an estate charge equivalent to 10% of the rent passing and excluded from the Landlord & Tenant Act.

## RENT

£18,000 per annum plus VAT.

## RATING ASSESSMENT

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

## EPC

TBC.

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## LEGAL COSTS

Each party is to cover their own legal costs.

## PLANNING

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

## SERVICES

The premise has electric by way of a sub-meter and water supply. 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.

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## CONTACT

**Rob Stevenson**

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**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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## 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.



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We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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