

# TO LET

## GROUND FLOOR WORKSHOP WITH FIRST FLOOR OFFICE AND YARD

UNIT 1 WHIELDON INDUSTRIAL ESTATE, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4JP



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## LOCATION

The property is situated on Whieldon Industrial Estate which is an established commercial location off Whieldon Road in Fenton. The estate benefits from excellent road links being in close proximity to both the A500 and A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 9 miles distant respectively.

Surrounding occupiers include TEST, Scope Automotive and Oakbray.

## DESCRIPTION

The property comprises of a ground floor workshop / storage area with first floor offices. The unit is of render finish beneath a hipped tiled roof and benefits from a demised parking area to the front and side of the building.

The premises briefly benefits from the following:

- Roller shutter access (not tested)
- Concrete floor
- Kitchenette
- WC's

ACCOMMODATION	SQ M	SQ FT
Total GIA	90.95	979

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

£8,500 per annum

## SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.

## EPC

The property has an EPC rating of E-110.

## RATING ASSESSMENT

The property has a rateable value of £3,050. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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 and rent are quoted exclusive of VAT which is payable.

## SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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## LEGAL COSTS

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

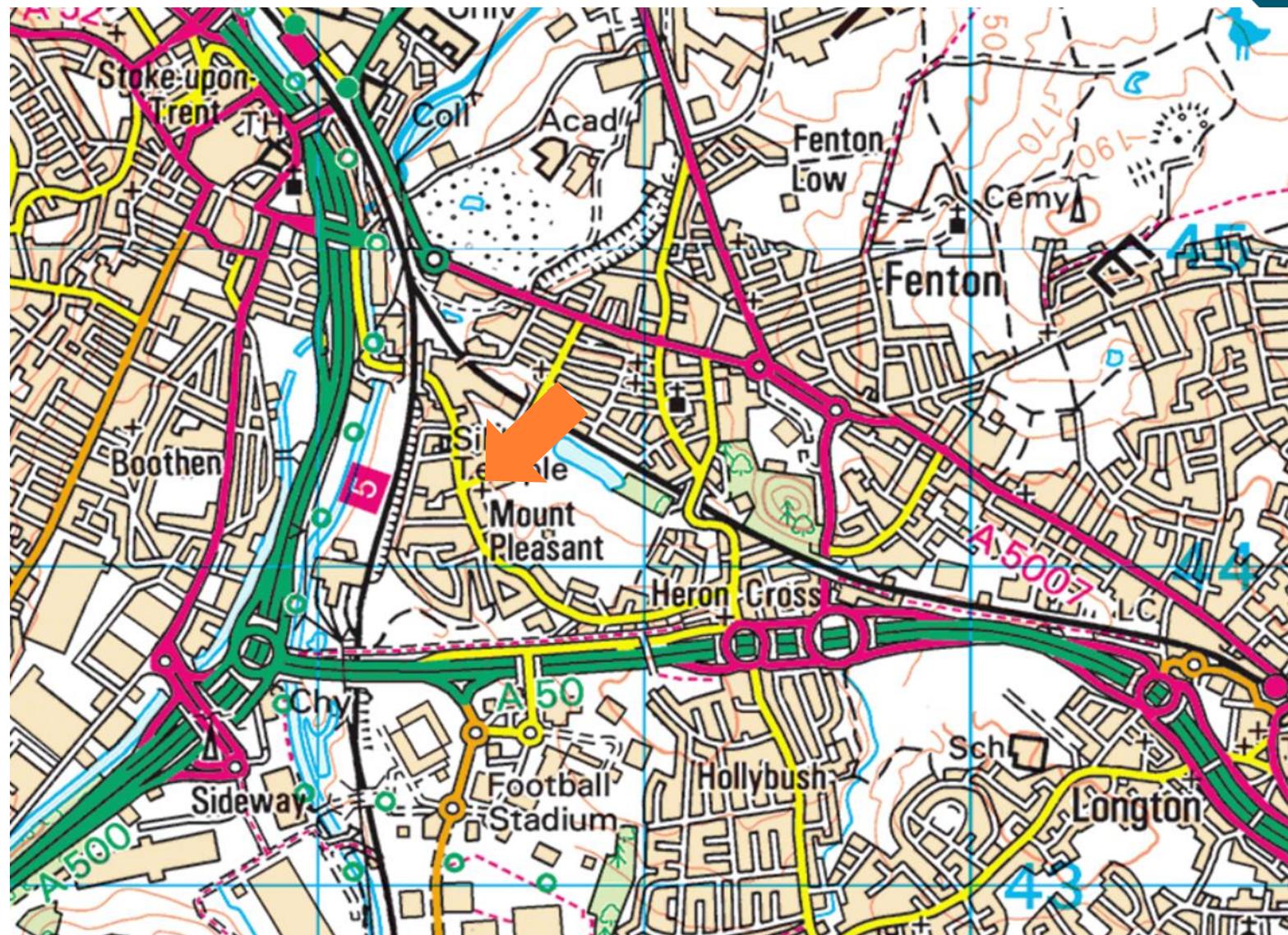
## CONTACT

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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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## Residential Survey and Valuation

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## Property Consultancy

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