

TO LET

GROUND FLOOR WORKSHOP WITH FIRST FLOOR OFFICE AND YARD

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



Contact Caine Savage: caine@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



GROUND FLOOR WORKSHOP WITH FIRST FLOOR OFFICE AND YARD

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

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.

GROUND FLOOR WORKSHOP WITH FIRST FLOOR OFFICE AND YARD

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

LEGAL COSTS

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

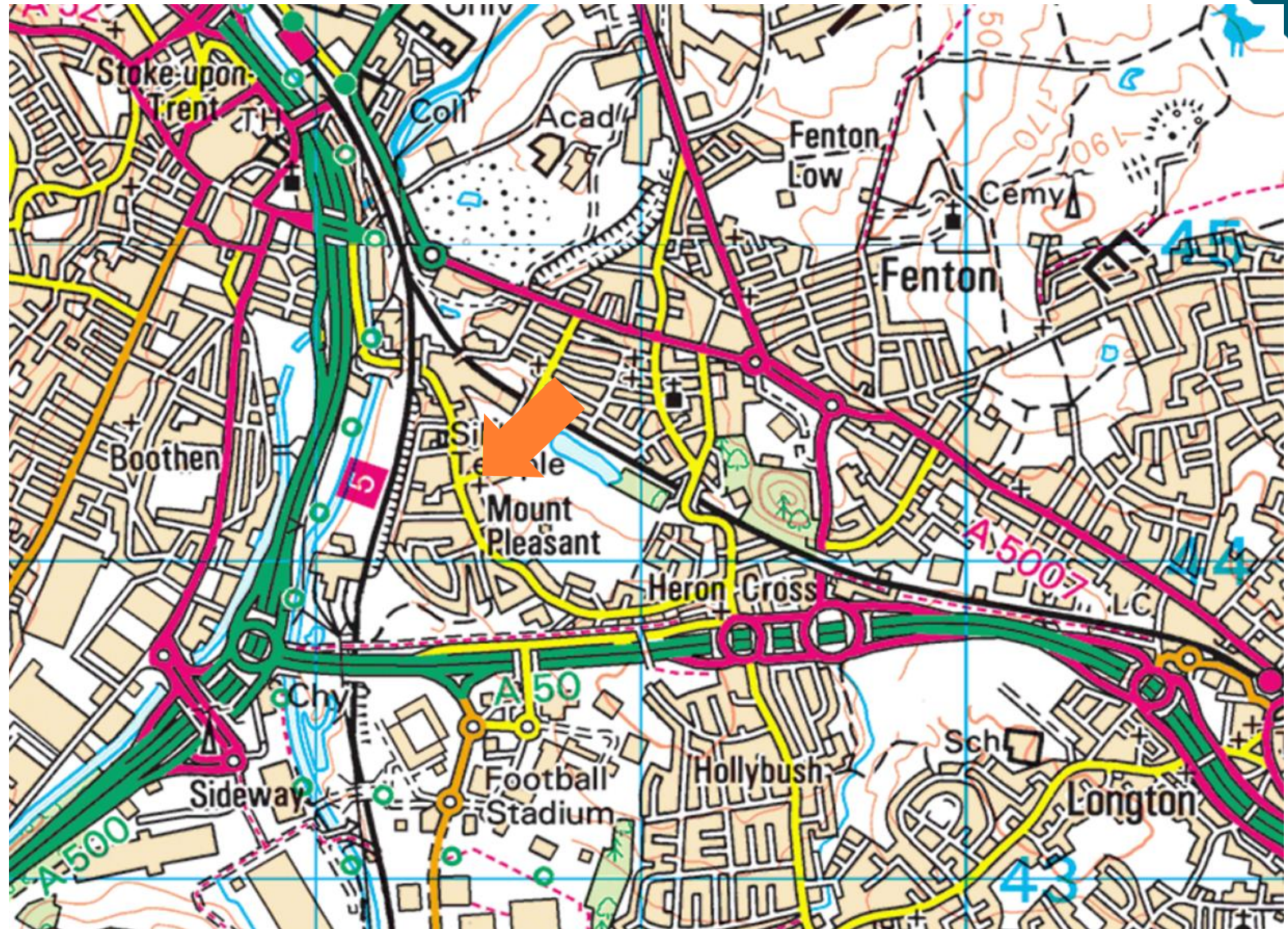
CONTACT

Caine Savage

T: 01782 202294

E: caine@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.

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.

mounseysurveyors.co.uk ☎ 01782 202294



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.