

TO LET

WAREHOUSE / INDUSTRIAL UNIT

UNIT 5 FLYNN ROW, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2SE



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LOCATION

The property is situated on Little Row 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 property comprises of an end-terrace industrial unit of steel frame and masonry construction beneath a pitched steel profile clad roof surface incorporating sky lights and briefly benefits from the following:

- WC
- Kitchenette
- Three phase electricity supply (not tested)
- Allocated car parking / loading area
- Average working height – 3.93 Meters
- Surface Roller Shutter Access

Please note no food or vehicle related uses will be accepted.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	70.04	754

Please note the internal photographs used are prior to the current tenant's occupation but give an indication of what the space will look like once they vacate.

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TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT

£8,900 plus VAT per annum.

SERVICE CHARGE

A service charge is payable to cover the maintenance of the common areas of the estate.

EPC

The property has an EPC rating of E - 101.

RATING ASSESSMENT

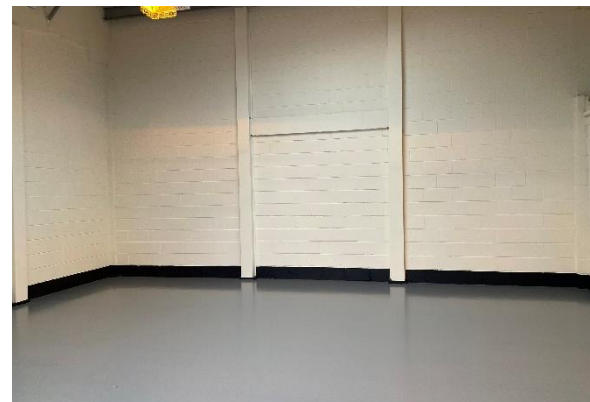
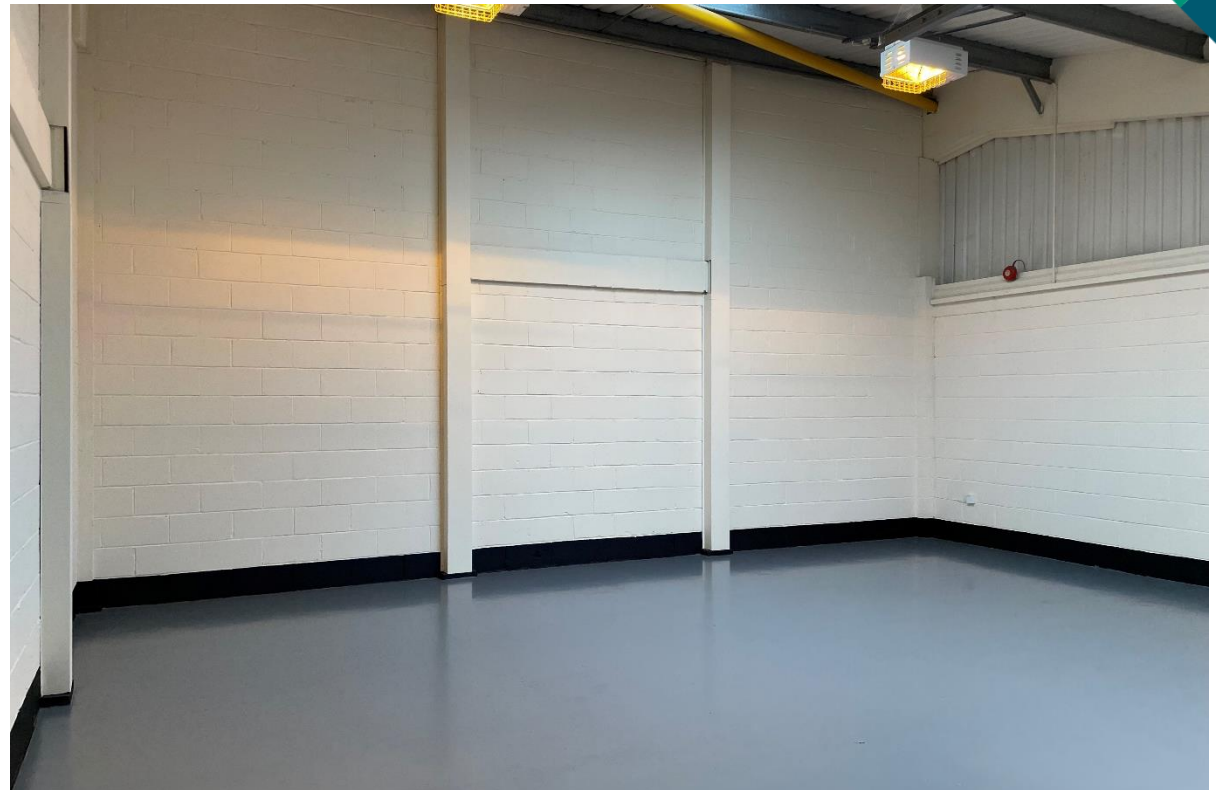
The Rateable Value listed in the 2023 list is £5,000. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

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

VAT

All prices are quoted exclusive of VAT which may be applicable.



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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.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

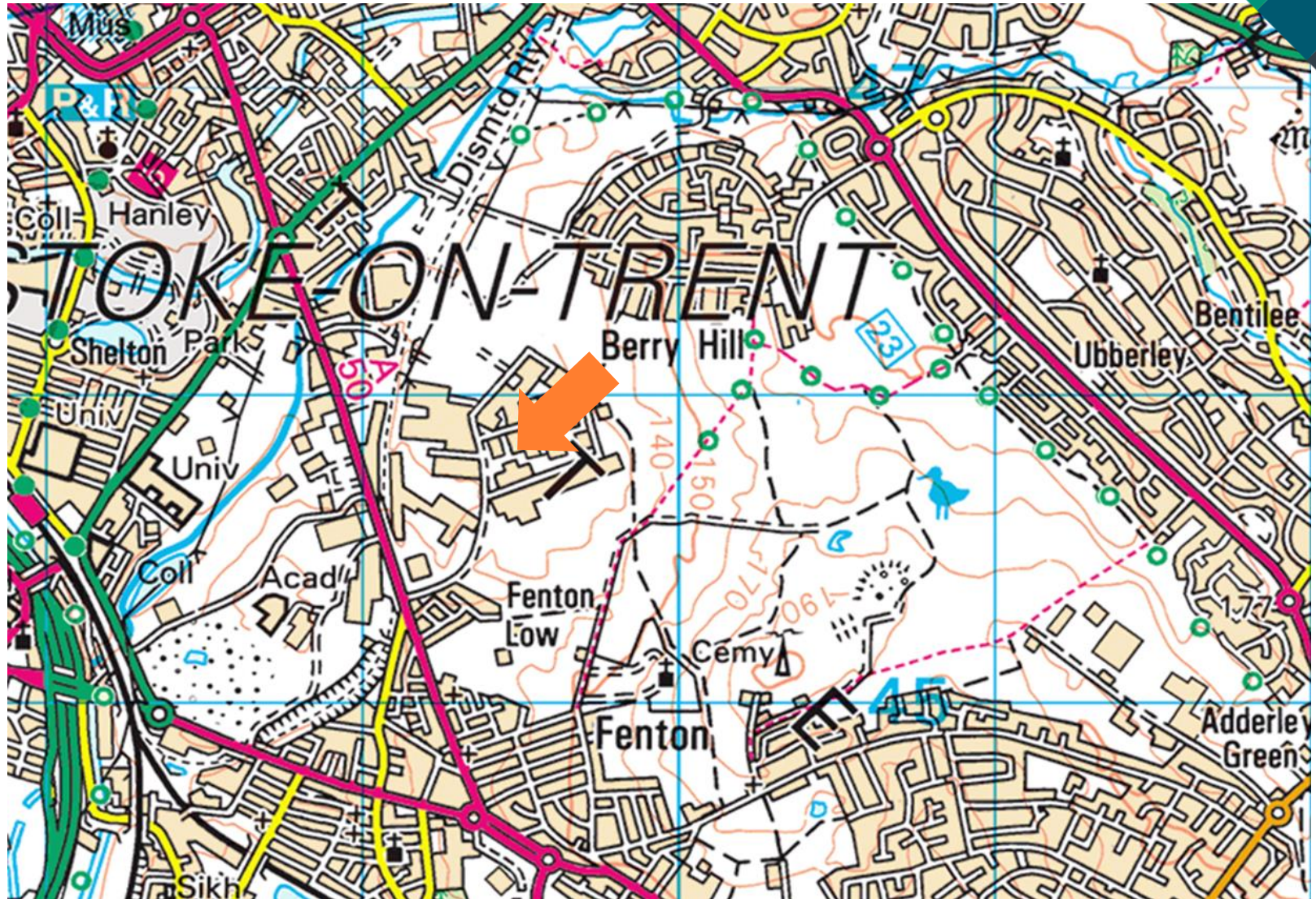
We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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Mounsey 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:

- i) 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.
- ii) 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.
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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.