

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNITS 10 & 11 GALVESTON GROVE, OLDFIELDS BUSINESS PARK, STOKE-ON-TRENT, ST4 3PE



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## LOCATION

The property is situated off Galveston Grove on Oldfields Business Park within close proximity to the A50 and A500 dual carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 10 miles distant respectively, whilst Stoke-on-Trent Railway Station is approximately 2 miles distant.

The property is situated on a modern business park accessed by way of a shared gated entrance point.

## DESCRIPTION

The property comprises a detached industrial / warehouse premises of steel portal frame construction with part block and part clad elevations with a profile clad roof incorporating skylights. The unit briefly benefits from the following specification:

- Two Electric Surface Roller Shutter Doors
- Eaves Height of 5.30 Meters
- 3 Phase Power Supply
- LED Lighting
- Concrete Floor
- Ground and First Floor Office Accommodation
- Staff Welfare Facilities

Externally the property benefits from a loading area with marked spaces for 10 vehicles.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	597.25	6,429
First Floor Office Accommodation	63.08	679
<b>Total Gross Internal Area</b>	<b>660.35</b>	<b>7,108</b>

## TENURE

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

## RENT

£62,500 per annum exclusive of VAT.

## EPC

C - 67.

## RATING ASSESSMENT

The property has a rateable value of £42,500. 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 we understand applicable.

## 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.

## ANTI MONEY LAUNDERING

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



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## LEGAL COSTS

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

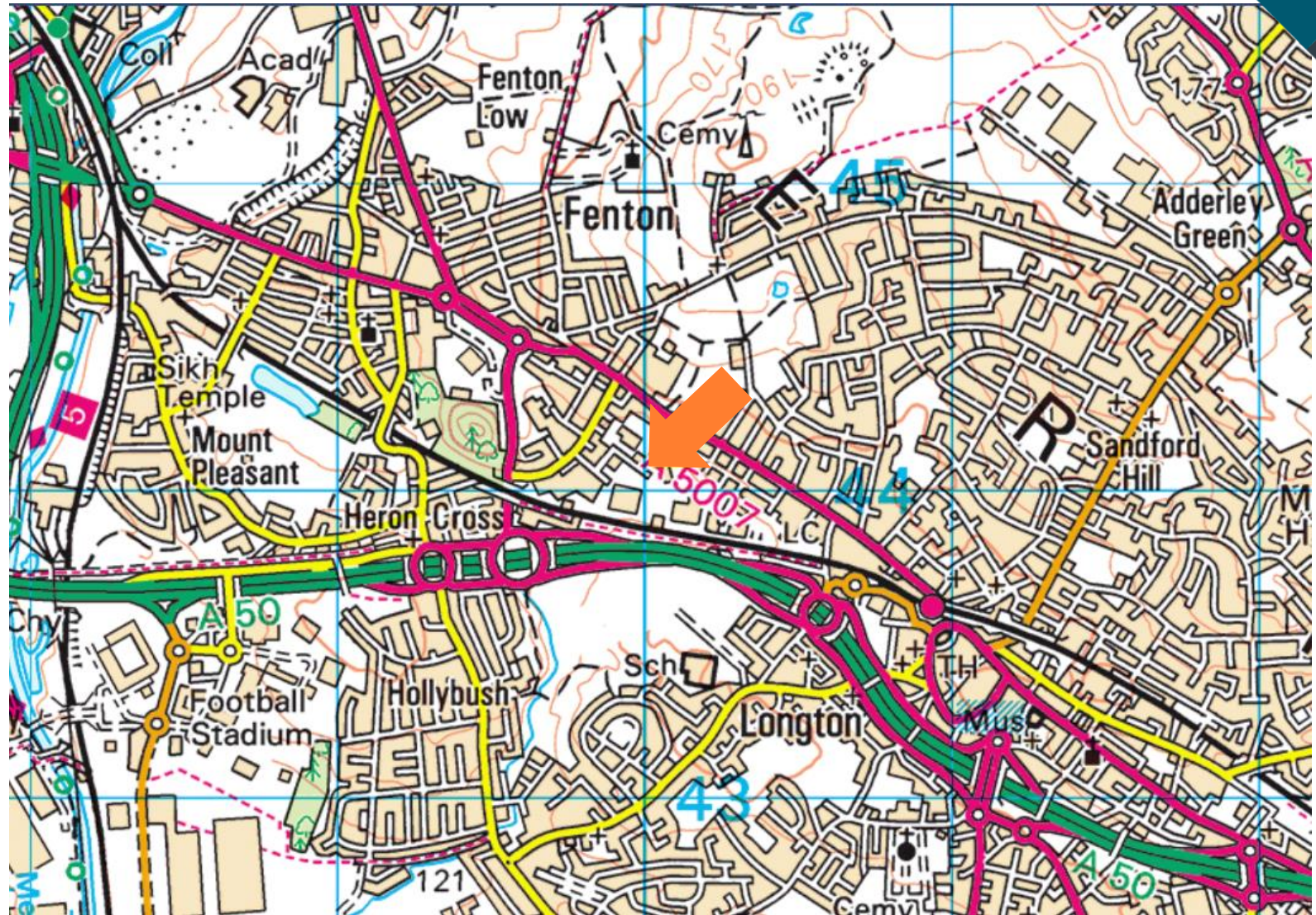
## CONTACT

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**Mounsey Chartered Surveyors,**  
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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.