

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 4 READS ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2RL



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LOCATION

The property is situated on Reads Road 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 workspace unit of steel frame and masonry construction beneath a pitched steel profile clad roof surface incorporating sky lights. The building is accessed for loading via a manual roller shutter door off a loading forecourt and briefly benefits from the following:

- Allocated Car Parking / Loading Area
- Surface Roller Shutter Access
- Staff Welfare Facilities
- LED Lighting
- Three Phase Electricity Supply (not tested)

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	96.00	1,031

RENT

£11,200 per annum exclusive.

TENURE

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

SERVICE CHARGE

A service charge is levied to cover the upkeep of the common areas of the estate. More information can be provided on request.

EPC

E-105.

RATING ASSESSMENT

The property has a rateable value of £10,500. Some occupiers may benefit from 100% small business rates relief. 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 we understand is applicable.

SERVICES

All 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.

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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.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

CONTACT

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